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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
2ND DAY OF JULY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 2nd day of July 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

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and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Arnold Townsend and Bill Murdock, Western Addition Project Area Committee (WAPAC); Sakae Kawashiri, President, George Hagiwara, Vice President, and George Takeda, Chairman of the Building Committee, Soto Mission of San Francisco; Robert Fisher, Ruth Hamill, and Helane Morrison, Northwestern University; and Kathy J'Donnell, interested citizen.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; Dan Vorsuk, San Francisco Progress; and Gary Frank, San Francisco Bay Guardian.

APPROVAL OF MINUTES

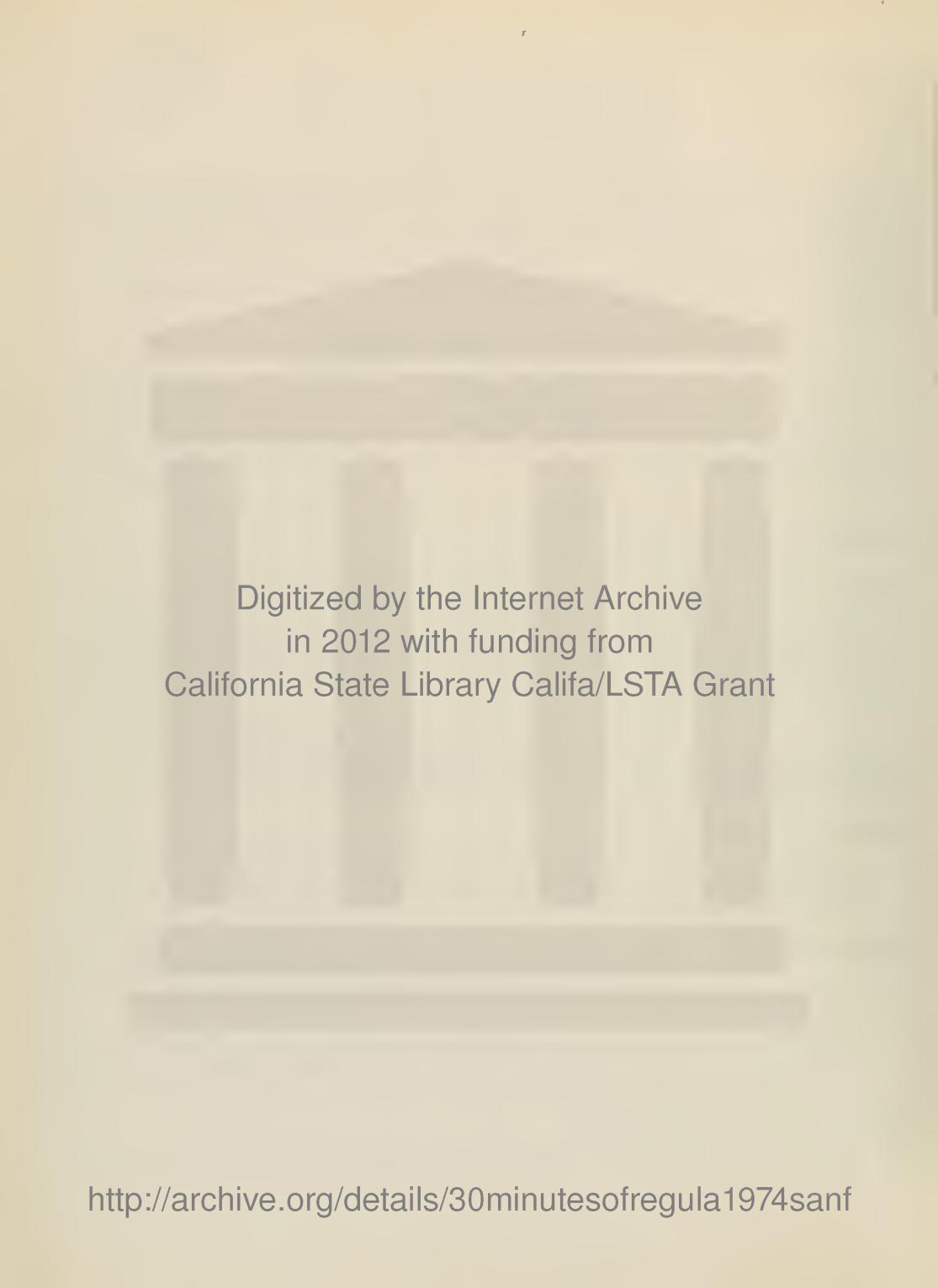
It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of June 25, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES      Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels J-3 and G-6, Diamond Heights Approved Redevelopment Project Area.

(a) MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the published public hearing for disposition of Parcels J-3 and G-6 in Diamond Heights Approved Redevelopment Project Area be continued to July 16, 1974.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:



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REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) Demolition of the Milner Hotel in Yerba Buena Center is nearing completion.
- (b) Demolition has begun on the Community College site at Fourth and Mission Streets and construction will start early next year.
- (c) The annual in-lieu tax payment was made to the City last week. This is money collected from the various projects and amounts to \$183,400, which increases the total paid to the City to \$1,974,750.

NEW BUSINESS

- (a) Resolution No. 173-74 authorizing the Executive Director to execute an addendum to an agreement contemplating a negotiated disposition of land for private redevelopment with the Nihonmachi Community Development Corporation; and approving subsequent conveyance of Parcel 686-A to a member-shareholder of the Nihonmachi Community Development Corporation, Western Addition Approved Redevelopment project Area A-2.

This represents conveyance of Parcel 686-A from the Nihonmachi Community Development Corporation to member shareholder Soto Mission of San Francisco for construction of its temple and twelve units of market-rate housing for a disposition price of \$36,100. Mr. Rumsey requested that Mr. Richard Kono, Deputy Area Director for Western Addition A-2, to present details of the transaction and to introduce the three gentlemen from the Nihonmachi Community Development Corporation. Mr. Kono introduced Messrs. Sakae Kawashiri, President, George Hagiwara, Vice President, and George Takeda, Chairman of the Building Committee, of the Soto Mission of San Francisco, and explained that they were attempting to achieve a balanced community of commercial, residential, and institutional use.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

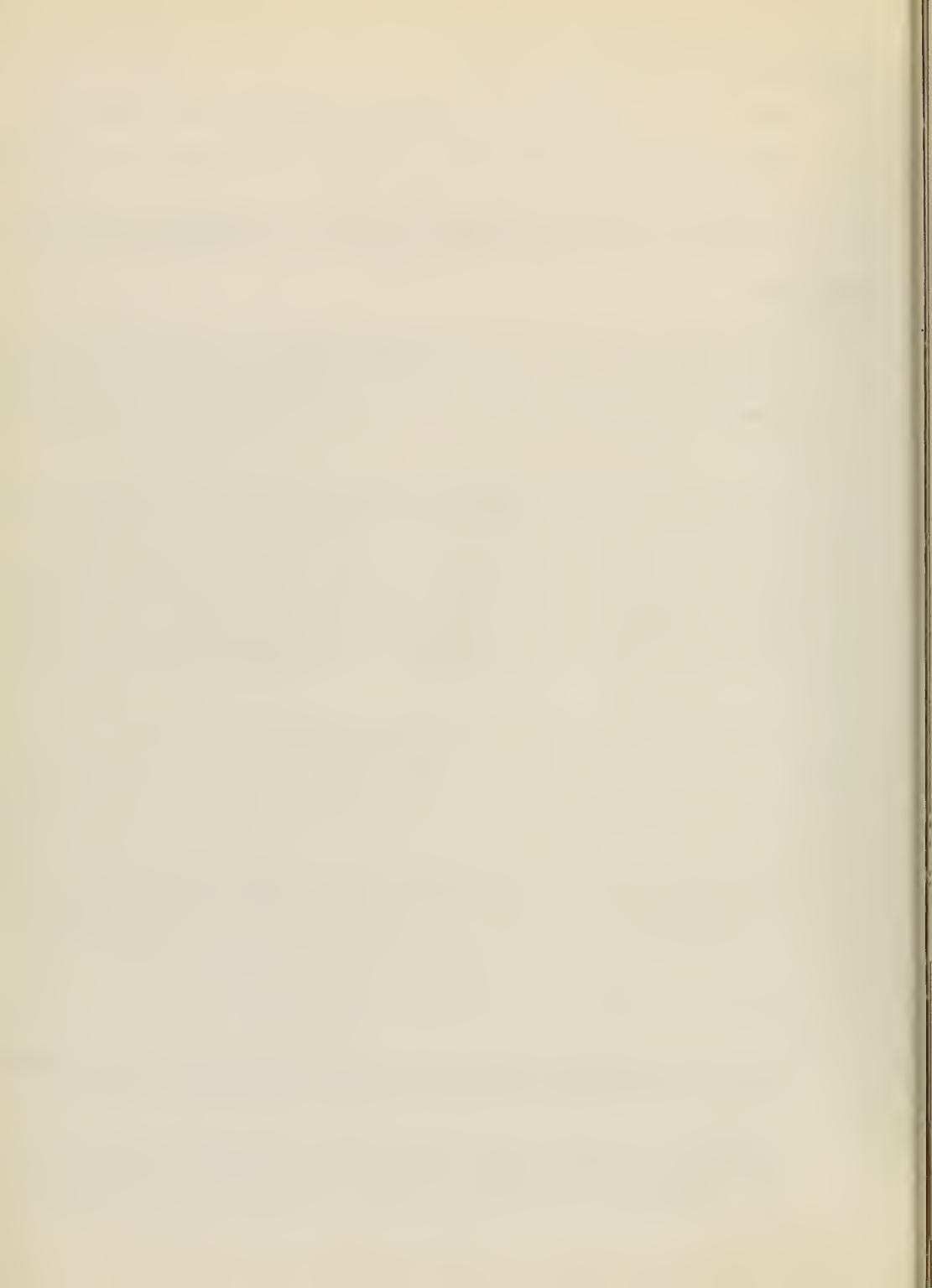
- (b) Resolution No. 174-74 amendment to Western Addition Project Area Committee (WAPAC) contract to provide services of election supervisor, Western Addition Approved Redevelopment Project Area A-2.

This item is an amendment to the Western Addition Project Area Committee (WAPAC) contract to provide for an election supervisor necessitated by revised by-laws under which WAPAC must hold supervised elections at its annual convention. It is recommended that the firm of Fillmore Urban Consultants be designated as the election supervisor for the July 20, 1974 conference, and this service will require this one-time increase of \$4,690 to the WAPAC contract.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 168-74 extending term of Memorandum of Agreement by and between the San Francisco Redevelopment Agency and the International Federation of Professional and Technical Engineers Local 21, AFL-CIO.

This is a request for extension to June 30, 1976 of the current two-year Memorandum of Agreement between the Agency and the International Federation of Professional and Technical Engineers, Local 21, AFL-CIO which expires June 30, 1974. Approximately fifteen staff members are covered under the agreement.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 175-74 authorizing the filing of an amendatory application for loan and grant for Project No. Calif. R-54, Western Addition A-2.

Mr. Rumsey indicated that at the meeting of June 25, 1974 the Members approved an application to the Department of Housing and Urban Development (HUD) seeking an increase in the approved grant and temporary loan by \$4,967,643 for Western Addition A-2, however, since that time HUD had advised that it has an additional \$202,833 available to the Agency. A new resolution is required by HUD for the new total of \$5,170,476.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Mr. Rumsey indicated that a groundbreaking will be held July 13, 1974 at 11 a.m. for the Japanese-American Citizens League new national headquarters building in the Nihonmachi area, and a memorandum will be forwarded to the Members.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:40 p.m.

Respectfully submitted,

  
Helen L. Sause  
Assistant Agency Secretary



MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
16TH DAY OF JULY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 16th day of July 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters; Reverend Father Gregory Ofiesh; and J. A. Calhoun, San Francisco Planning and Urban Renewal Association (SPUR).

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

#### APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of July 2, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES      Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels J-3 and G-6 in the Diamond Heights Approved Redevelopment Project Area B-1.

(a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcels J-3 and G-6 in the Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Hunters Point Approved Redevelopment Project Area, in accordance with Section 33348.5 of the Health and Safety Code.

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the India Basin (Butchertown) Approved Redevelopment Project Area, in accordance with Section 33348.5 of the Health and Safety Code.



SPECIAL APPEARANCES (continued)

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Hunters Point Approved Redevelopment Project Area, in accordance with Section 33348.5 of the Health and Safety Code.
- (c) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the India Basin (Butchertown) Approved Redevelopment Project Area, in accordance with Section 33348.5 of the Health and Safety Code.

Mr. Rumsey indicated that these public hearings result from an amendment to the California Community Redevelopment Law in 1973. Mr. Rumsey read the appropriate Section 33348.5 as follows:

"The agency shall, biennially, conduct a public hearing for the purpose of reviewing the redevelopment plan for each redevelopment project within its jurisdiction and evaluating its progress, and shall hear the testimony of all interested parties. Notice of the hearing shall be published pursuant to Section 6063 of the Government Code and posted in at least four permanent places within the project area for a period of three weeks. Publication and posting shall be completed not less than ten days prior to the date set for hearing. This section does not apply to an agency of a city, county, or city and county if such city, county, or city and county has a population not exceeding 75,000 persons."

Mr. Rumsey indicated that there was no reporting requirement and no requirement in the statute that the Members make any finding. There being no persons wishing to appear in connection with either the Hunters Point or India Basin Projects, the Chairman declared the public hearings closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) Last Thursday the City Planning Commission voted 4 to 1 against a designation of landmark status for the Goodman Building at 1117 Geary Street. The Goodman group and its supporters still may appeal to the Board of Supervisors for designation by that Board. It is not known if they intend to pursue that route.
- (b) Mr. Rumsey indicated that from time to time he reported on the status of housing development and construction in the various Agency projects. As of July 1, 1974 there were 965 units of housing under construction in the project areas. The total value of all construction now under way is \$99 million.
- (c) During the past week the Members received from Mayor Joseph L. Alioto a letter concerning Phase III of the Golden Gateway. Mr. Rumsey read the letter dated July 11, 1974, as follows:

"I am concerned, as you must be, that the current state of the mortgage market following upon extended litigation has again delayed the development of the final residential phase of the Golden Gateway Center."



REPORT OF THE EXECUTIVE DIRECTOR (continued)

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"I would be opposed to any development that does not measure up to the design excellence of the Golden Gateway already completed. It has occurred to me, however, that this delay can be put to productive use if during this period there were a further examination by the Agency and the developers of means to complete the basic design of the Golden Gateway but at lesser heights and density than has been contemplated.

"It is my recommendation to the Members that they encourage the developers of the Golden Gateway Center to undertake architectural and economic studies to determine the feasibility of lower-rise and less intense development. These studies should look to the preservation of the basic design features of the Golden Gateway, such as the interconnecting podiums to separate pedestrian and vehicle traffic, major open space accessible to the public, and the development of new residential structures so that they look inward on Walton Square.

"I am aware that such studies will be costly and may not produce a feasible result. However, a good faith effort by the developers would be most welcome to the public generally and most particularly to those who believe that a lesser density is desirable.

"If the developers would undertake this effort, it would be my further recommendation to the Agency that the Members act to amend the disposition contract to allow a suitable period of time for the completion and evaluation of the studies and, thereafter, time to complete plans, working drawings, and financing arrangements to place the development under construction."

Mr. Rumsey indicated that after he had received a copy of this letter he had a telephone conversation with the general manager of the Golden Gateway who indicated that he believed the partners would be prepared to follow this course. Mr. Rumsey noted that he had received a letter three weeks ago from Supervisor Robert Mendelsohn concerning the same approach regarding density and height. It is important that the Golden Gateway be completed in accordance with basic design principles which have earned it merit throughout the country. Supervisor Mendelsohn believes the Mayor's letter reflects his concerns and asked that he be kept advised. Mr. Rumsey requested direction from the Members to proceed with details of the steps involved.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the Executive Director be directed to proceed to undertake the matters involved to accomplish the points outlined in the Mayor's communication of July 11, 1974.

NEW BUSINESS

- (a) Resolution No. 176-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments, all in connection with the sale of Parcels J-3 and G-6, Diamond Heights Approved Redevelopment Project Area B-1.



NEW BUSINESS (continued)

This was the subject of the public hearing and concerns sale of two parcels in Diamond Heights to Reverend Father Gregory Ofiesh and his wife for a total of \$15,000 for development of four single-family residences.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 177-74 granting to Marian Johnson House Associates extension of exclusive rights to negotiate for purchase of MPPH Site 13 in the Western Addition Approved Redevelopment Project Area A-2.

This item concerns a request for a six-months' extension until December 30, 1974 of exclusive negotiating rights for Marian Johnson House Associates, the sponsors of MPPH Site 13 in Western Addition A-2, for development of 111 elderly units. In answer to Chairman Kaplan's question, Mr. Rumsey indicated that the development was located at Fillmore and Sutter Streets.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 179-74 authorizing the Executive Director to issue a departmental work order for relocation of street lights in the Western Addition Approved Redevelopment Project Area A-2.

This represents a work order to the San Francisco Public Utilities Commission Bureau of Light, Heat and Power for \$2,500 for relocation of two street lights located in Buchanan Street between Fulton and Eddy Streets in the Western Addition A-2 project.

ADOPTED: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 169-74 rejecting claim of Pacific Gas and Electric Company for damages allegedly occurring on December 19, 1973 in the amount of \$3,000.

- (e) Resolution No. 170-74 rejecting claim of Pacific Gas and Electric Company for damages allegedly occurring on March 18, 1974 in the amount of \$3,000.

- (f) Resolution No. 171-74 rejecting claim of Pacific Gas and Electric Company for damages allegedly occurring on April 16, 1974 in the amount of \$8,000.

- (g) Resolution No. 172-74 rejecting claim of Pacific Gas and Electric Company for damages allegedly occurring on March 5, 1974 in the amount of \$1,072.94.

Chairman Kaplan indicated that these resolutions would be considered together. Mr. Rumsey indicated that this series of claims was filed with the Agency by the Pacific Gas and Electric Company. In three cases the claims were directed at damages alleged to have been done by Agency contractors. The fourth claim is directed at damages alleged to have been done in a location where the Agency had no work going forward, but rather where a housing development was under construction. These claims are not appropriately addressed to the Agency and rejection is recommended.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that these resolutions be adopted.



Minutes of a Regular Meeting, July 16, 1974

NEW BUSINESS (continued)

- (h) Resolution No. 180-74 granting to the Bayview-Hunters Point Credit Union extension of exclusive rights to negotiate for purchase of MPPH Site 4 in the Hunters Point Approved Redevelopment Project Area.

This is a request for extension of exclusive negotiating rights for three months to the Bayview-Hunters Point Credit Union which is the sponsor of MPPH Site 4 in Hunters Point. Development of 146 units is contemplated.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 181-74 ratification of travel authorization.

This is a request for travel ratification for Mr. Arthur F. Evans, Deputy Executive Director, who traveled to Los Angeles on July 5, 1974 to meet with Representative John Rousselot who is a conferee on the House-Senate Committee which is considering the omnibus housing and community development legislation. There was insufficient time to obtain approval due to the unexpected availability of Representative Rousselot. Expenses will be paid from City funds.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 182-74 travel authorization.

This is a request for travel authorization for Mr. Evans to travel to Washington, D.C. with Mayor Joseph L. Alioto to provide technical assistance to the Mayor on San Francisco's position to the Senate-House Conferees considering the omnibus legislation. Expenses will be paid from City funds.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Chairman Kaplan inquired about the proposals for an auditor of the Golden Gateway and Hunters Point tax allocation bond funds. Mrs. Jane P. Hale, Controller, responded that she had had a response from Touche-Ross, accountants, and that the accounting firm of Price Waterhouse did not put in a proposal. She indicated that there was 120 days after June 30, 1974 to get the audit in.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 3:55 p.m.

Respectfully submitted,

  
Helen L. Sause  
Assistant Agency Secretary



*Proposed*  
MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
23RD DAY OF JULY 1974

PUBLISHED

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 23rd day of July 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
James A. Silva

and the following were absent:

Stanley E. Jensen  
Joe Mosley

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Mr. Frank Rollo, Harding-Lawson Associates; J. A. Calhoun, San Francisco Planning and Urban Renewal Association (SPUR); Bill Murdoch, Department of Public Works of the City and County of San Francisco; and Charles Turner and John McDonald, interested citizens.

Representing the press were George Williamson, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Vorsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of July 16, 1974 and the Minutes of an Executive Meeting of June 25, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2, in accordance with Section 33348.5 of the Health and Safety Code.

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Yerba Buena Center Approved Redevelopment Project Area D-1, in accordance with Section 33348.5 of the Health and Safety Code.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2, in accordance with Section 33348.5 of the Health and Safety Code.
- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Yerba



EICIAL APPEARANCES (continued)

Buena Center Approved Redevelopment Project Area D-1, in accordance with Section 33348.5 of the Health and Safety Code.

Mr. Rumsey indicated that these public hearings were held in accordance with the California Community Redevelopment Law in 1973. Mr. Rumsey read the appropriate Section 33348.5, as follows:

"The agency shall, biennially, conduct a public hearing for the purpose of reviewing the redevelopment plan for each redevelopment project within its jurisdiction and evaluating its progress, and shall hear the testimony of all interested parties. Notice of the hearing shall be published pursuant to Section 6063 of the Government Code and posted in at least four permanent places within the project area for a period of three weeks. Publication and posting shall be completed not less than ten days prior to the date set for hearing. This section does not apply to an agency of a city, county, or city and county if such city, county, or city and county has a population not exceeding 75,000 persons."

There being no persons wishing to appear in connection with the Western Addition Project, the Chairman declared the public hearing closed.

Mr. John McDonald, a tenant in the St. Regis Hotel at 85 Fourth Street, came forward in connection with the Yerba Buena Center hearing. Mr. McDonald inquired about acquisition of the St. Regis by the Agency. Agency General Counsel Henry F. Davis indicated that the Agency had acquired the hotel and that the matter had been contested in the courts. A decision had been received from the Supreme Court ten days ago but its ruling will not be final for thirty days. Time is still open for Del Camp Investments to request a reconsideration of the decision but it is doubtful that the court would reconsider the matter after having denied it. Mr. McDonald thanked the Members for their consideration. Chairman Kaplan noted that the hotel was outside the Central Blocks and inquired for what purpose it was acquired, and Mr. Rumsey responded that the site would be used for commercial purposes in accordance with the Redevelopment Plan. Mr. McDonald inquired how long it would be before eviction notices would be served upon the tenants, and Mr. Rumsey indicated that the tenants would be given a 90-day notice and thereafter would be furnished with a 30-day notice. Prior to issuance of notices and during the following period, the staff would make efforts to relocate the tenants to quarters acceptable to them. He noted that with respect to eviction notices, the Agency strives to avoid their issuance. He believed that over a period of time suitable relocation could be found for all residents.

Mr. David L. Collins, Area Director for Yerba Buena Center, came forward and indicated that the St. Regis was part of the TOOR settlement agreement and that the Agency was restrained from negotiating relocation activities until August 1976; however, it would work with the residents to get them into good and decent housing. There being no further persons wishing to appear in connection with the Yerba Buena Center Project, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) On Saturday, July 20, 1974, WAPAC held its annual convention and election at



REPORT OF THE EXECUTIVE DIRECTOR (continued)

Benjamin Franklin Junior High School, which was attended by some 500 adults and youth from the Western Addition. The election proceeded on the basis of filling the General Board seats which have been reduced from 51 to 25, of which 13 would be filled by representatives of the new moderate-priced private housing in Western Addition A-2. Among those elected were Mary Rogers, LaVoilia Baker, Yori Wada, Evelyn Hampton, Peggy Hawkins, and Essie Collins. It is anticipated that the new Board will be able to undertake its responsibilities efficiently and effectively.

NEW BUSINESS

- (a) Resolution No. 19-74 awarding Demolition and Site Clearance Contract No. 59, Western Addition Approved Redevelopment Project Area A-2, to Diversified Demolition on the basis of low bid received, and authorizing the Executive Director to execute same.

This item represents award of Demolition and Site Clearance Contract No. 59 in the Western Addition A-2 to Diversified Demolition for \$28,960 for demolition of eight buildings, two of which are on high priority sites. Diversified Demolition was the lowest of ten bidders. In response to Mr. Solvin's question, Mr. Rumsey indicated that the Agency had had good experience with the firm in the past.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 184-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Yerba Buena Center Approved Redevelopment Project Area D-1, Assessor's Block 3750, Lot 13.

This is a request for authorization to execute an owner participation agreement with Bedilia Anthony, the owner of an office machine supply business located at 674 Harrison Street in the Yerba Buena Center project area. Mrs. Anthony will rehabilitate the property in accordance with the Redevelopment Plan at an estimated cost of \$25,000 for installation of an automatic fire-sprinkler system, as well as improvements to the interior and exterior by painting, planting of street trees, and provision of new graphics.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (c) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 34, Yerba Buena Center Approved Redevelopment Project Area.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 34 for demolition of twelve vacant buildings, four of which are commercial hotels, four commercial businesses, and four residential structures. Such demolition would eliminate the problem of vandalism and save maintenance costs.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 34 in Yerba Buena Center be advertised.



NEW BUSINESS (continued)

- (d) Resolution No. 178-74 authorizing write-off of certain delinquent rents due and credit balances owed, Yerba Buena Center, Western Addition A-2, and Hunters Point/India Basin.

Chairman Kaplan indicated that this item would be deferred to later during the meeting.

- (e) Resolution No. 191-74 designating and authorizing certain personnel to administer certain bank accounts.

This is a recommendation that authorizations for personnel who sign checks be updated to provide uniformity in the Agency's fifteen bank accounts, including deletion of Budget Officer and addition of Principal Accountant; the other authorizations of Deputy Executive Director, Assistant Executive Director for Administration, Assistant to the Executive Director, Controller, and Chief Accountant remain effective.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 183-74 approving and authorizing the Executive Director to pay Pacific Pavements Co., Ltd. for improvements made to Jennings Street within the India Basin Industrial Park Redevelopment Project.

This concerns payment of the Agency's assessed share of 28.8 percent for Jennings Street improvements, including new sewers, street lights, police and fire alarms, curbs, gutters, and asphalt pavement to the Pacific Pavements Co., Ltd. of \$37,810.05. Under the Department of Housing and Urban Development (HUD) regulations, the Agency could pay 50 percent of total costs; however, the City made this an assessment district and the costs were shared with the abutting property owners. In reply to Mr. Solvin's question, Mr. Rumsey indicated that the City has determined that the work is proper and has recommended payment. It is \$5,000 less than the original estimate of the Agency's share.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 185-74 approving and authorizing the Executive Director to execute Change Order IE6-3 to Personal Service Contract IE6 with George S. Nolte and Associates for civil engineering services in connection with the India Basin Industrial Park Redevelopment Project.

Mr. Rumsey indicated that this is the first of several items which are interrelated, and he requested Mr. William G. Waterhouse, Director of Project Development, to present details. Mr. Waterhouse indicated that this was a request to enter into a \$10,000 change order to the George S. Nolte contract which would complete the engineering services for Site Improvement Contract No. 7 and update the Critical Path Schedule.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 188-74 approving and authorizing the Executive Director to execute Change Order No. 2 to Personal Services Contract HE-21 with Murray-McCormick Environmental Group for civil engineering services in connection with the Hunters Point Approved Redevelopment Project.



NEW BUSINESS (continued)

Chairman Kaplan indicated this item would be taken out of order. This concerns a \$10,000 change order to the Murray-McCormick Environmental Group for preparation of change orders for modifications necessitated by field conditions.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 186-74 approving and authorizing the Executive Director to negotiate with Harding-Lawson Associates for soils consultation in the India Basin Industrial Park Redevelopment Project.

This concerns a new contract with Harding-Lawson and Associates to complete soils design, consultation, construction inspection, and testing for the earth work program at a cost of \$80,000. This resolution was rejected.

- (j) Resolution No. 187-74 rescinding Resolution No. 133-74 approving and authorizing the Executive Director to execute Personal Services Contract HE-26 with Harding-Lawson Associates for soils consultation services in connection with the Hunters Point Redevelopment Project.

Mr. Waterhouse indicated that this is a request of the Members to rescind Resolution No. 133-74 for \$25,000 adopted June 5, 1974 concerning the Harding-Lawson Associates Contract HE-26 for soils inspection and testing services on Site Improvement Contract Nos. 8 and 12 in the Hunters Point project. The consultant indicated an inability to perform the required services for \$25,000 since the proposal for that sum was predicated on having a total ongoing contract sufficient to maintain a full-time person in the field. The increase of \$12,200 is necessary to perform the work and brings the total contract to \$37,200. In reply to Mr. Solvin's question, Mr. Waterhouse indicated that Harding-Lawson would have to shift personnel from one job to another because there was not enough ongoing work. Mr. Silva indicated concern that there had been no previous indication that the fee would change if the whole package were not accepted and that the consultant had apparently accepted the amount authorized. Mr. Waterhouse indicated that if the \$92,000 contract had been awarded it would have provided sufficient work to keep a man in the field. In response to questions about the possible award of an \$80,000 contract to Harding-Lawson he noted it required inspection forces which would not be needed before construction began in April. By that time the work under this proposed \$37,200 contract should have been completed. Chairman Kaplan asked what would happen if the contract is not approved, and Mr. Waterhouse indicated that the consultant would not proceed with the work for the \$25,000. Mr. Silva inquired if negotiations could bring the \$37,200 down to \$25,000 and Mr. Waterhouse answered negatively, noting that an attempt had been made to reduce the fee. In response to questions as to whether the two contracts could be undertaken in the same period, Mr. Rumsey answered negatively. Mr. Silva noted that it was indicated that if there was unexpended money in the \$92,000 contract additional work would be performed with the surplus. Mr. Redmond Kernan, Director of the Engineering Division, indicated that the \$92,000 was a budget estimate and that perhaps only \$85,000 would actually be expended. He noted that if there were any funds left over then existing change orders to the scope of the contract for additional work could be executed. Mr. Kernan noted that personal services were not bid but were negotiated as a total scope of services and a major change invalidates the proposal. Mr. Rumsey indicated



NEW BUSINESS (continued)

that these items were an effort to settle an ongoing discussion concerning personal services contracts and represents the best judgment of staff as to the best way to conclude the existing contractual arrangements. Thereafter, the procedure will be to negotiate contracts to spread the work among a greater number of firms.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (1) Resolution No. 189-74 approving procedures for selecting a firm for professional services.

This concerns the new policy for selection of consultants for professional services contracts using a panel to interview and rank firms according to qualifications, after which a recommendation would be submitted to the Members for approval, and a final contract negotiated upon approval of the Members.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (1) Resolution No. 193-74 approving and authorizing the Executive Director to execute a purchase order with Pacific Gas and Electric Company for relocation of gas and electric service and facilities in the Hunters Point Approved Redevelopment Project Area.

This represents a purchase order with the Pacific Gas and Electric Company to provide temporary gas service and to relocate electrical facilities in preparation for Site Improvement Contract No. 12 in Phase II of Hunters Point Project for a total cost of \$5,349.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Chairman Kaplan indicated that this item had been deferred earlier in the meeting.

This item represents a request for authorization to charge off certain delinquent rental accounts and credit balances in the Yerba Buena Center, Western Addition A-2, and Hunters Point/India Basin Projects, in accordance with Agency and Federal policy. Mr. Rumsey requested that Mr. Arnold Baker, Director of Central Relocation Services, present details to the Members.

Mr. Baker indicated that these accounts fell into three general categories: (1) probable collection costs were prohibitive or the amounts owed were under \$10; (2) undue hardship related to personal conditions of the people involved; and (3) no reasonable prospect of collection. The accounts are now with the collection agency and will remain there until after the write-offs. All the hardship cases presented in excess of \$500 are documented. Mr. Solvin questioned the write-off of one \$3,000 account, and Mr. Baker indicated that this case had been with the collection agency for over one year and involved the bankruptcy of a group of young black entrepreneurs who had ran into difficulties. Mr. Baker indicated that there was a problem since accounts cannot be sent to collection agencies until the tenants vacate. In reply to Mr. Solvin's



utes of a Regular Meeting, July 23, 1974

BUSINESS (continued)

question, Mr. Baker indicated that efforts by the collection agency would continue to collect the rents. The breakdown of documented hardship cases is as follows: Yerba Buena Center \$25,800; Hunters Point \$55,052; and Western Addition A-2 \$40,000. The total write-off for 197 accounts is \$133,276 and \$1,519 for credit balances.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

JOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:25 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



AUG 13 1974

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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
30TH DAY OF JULY 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 30th day of July 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Margot Hambly, San Francisco Planning and Urban Renewal Association (SPUR); and Reverend W. R. Drummer, Little Zion Baptist Church.

Representing the press were Julie Smith, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of July 23, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1126-A, Church Site 4, Western Addition Approved Redevelopment Project Area A-2.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 1126-A, Church Site 4, Western Addition Approved Redevelopment Project Area A-2.

Reverend W. R. Drummer of the Little Zion Baptist Church came forward to thank the Members and Executive Director Robert L. Rumsey for their consideration and help in bringing his church to the point at which construction will commence on the new church site in Western Addition A-2. Chairman Kaplan thanked Reverend Drummer for his comments. There being no further persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.



REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) With regard to the status of the community development legislation now before Congress, it has not been progressing as rapidly as anticipated because housing and community development legislation is still in the joint conference committee of the Senate and Congress. That portion dealing with community development program funding is just being reached. Mr. Rumsey indicated that the Senate bill is the better bill.

Neither the House nor the Senate will act finally on Fiscal Year 1975 renewal appropriations until it is determined what action will be taken on the community development legislation. If the community development legislation does not pass, Congress will fund renewal on an interim basis but it does not appear that such funds will be sufficient to provide for this Agency's needs. The House has approved a renewal funding measure of \$200 million and the last advice was that the Senate would not exceed that amount. It is insufficient and agencies across the country will again have to request additional funding before the end of the year.

- (b) The Goodman Group which lost its request for a landmark designation of its structure on Geary Street two weeks ago before the City Planning Commission has decided to appeal that rejection with the Planning Committee of the Board of Supervisors. The date of appeal has not yet been set. Usually a vote of 8 to 3 is required by the Board to overturn a position of the City Planning Commission but Mr. Rumsey indicated that in the case of landmark designation he did not know if this was applicable.

NEW BUSINESS

- (a) Resolution No. 195-74 approving sale of Parcel 1126-A, Church Site No. 4, to Little Zion Baptist Church of San Francisco; ratifying and confirming publication of notice of public hearing; authorizing execution of agreement for disposition and other conveyance instruments in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This item was the subject of the public hearing just concluded and concerns conveyance of Church Site No. 4 to the Little Zion Baptist Church for \$25,200. The church is completing final plans and working drawings and has applied for a building permit. Mr. Rumsey indicated that conveyance will be given when these two matters are concluded.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- b) Resolution No. 192-74 ratifying and approving the action of the Executive Director in soliciting bids in connection with Site Improvement Contract No. 14, Western Addition Approved Redevelopment Project Area A-2, and awarding said site improvement contract to Valentine Corporation, on the basis of low bid received; and authorizing execution thereof.

This concerns award of Site Improvement Contract No. 14 for construction of sidewalks around Moderate-Priced Private Housing Sites 10A and 10B, known as



NEW BUSINESS (continued)

Freedom West, in Western Addition A-2 to the Valentine Corporation for \$38,970. Valentine Corporation has satisfactorily performed work for the Agency in the past.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 194-74 rejecting claim of Pacific Telephone and Telegraph Company for damages allegedly occurring on February 4, 1974 in the amount of \$8,000.

This item represents a recommendation to reject a claim for \$8,000 of the Pacific Telephone and Telegraph Company for damages allegedly sustained to underground facilities when Mr. Sherman Garland, a demolition contractor for the Agency, was working in the project area. Inasmuch as Mr. Garland is an independent contractor, the Agency has no legal liability with respect to damages, if any, and rejection is recommended.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

Mr. Solvin asked when such claims were rejected whether six months was given to file suit. Agency General Counsel Henry F. Davis responded that it was six months from the date of notice of rejection. Rejection is automatic by operation of law in 45 days and then the Agency can give notice; if notice of rejection is not given in either case the normal two-year statute of limitations applies within which the claimant may file suit. Mr. Solvin inquired if the plaintiffs were being notified, and Mr. Davis responded they were except in rare instances. Mr. Solvin asked that it be a policy that the Members be notified on such occasions, and Mr. Davis indicated that this would be done as it has in the past.

- (d) Resolution No. 196-74 approving addendum to agreement and use permit re Justin Herman Plaza, Phase II, with the San Francisco Port Commission, and authorizing the Executive Director to execute same.

Mr. Rumsey indicated that this related to an approval of an addendum to an agreement and use permit for Phase II of the Justin Herman Plaza, which pertains to the fact that the site plan for Phase II includes a narrow strip of land adjacent to the Embarcadero under the jurisdiction of the Port Commission. Consent of the Commission is necessary to install and maintain landscaping.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Consideration of proposals for automobile insurance.

Mr. Rumsey indicated that on June 14, 1974 proposals for automobile insurance for 32 vehicles were solicited from thirteen brokers. It is recommended that Curtis Day & Company, the lowest of five bidders, be awarded the proposal for \$8,499. The carrier is Commercial Union Insurance Company. In reply to



Minutes of a Regular Meeting, July 30, 1974

NEW BUSINESS (continued)

Mr. Solvin's question, Mrs. Jane P. Hale, Controller, indicated that the firm was small but had been in business for some time and had previously bid on the Agency's health insurance proposal. Mr. Solvin indicated that acceptance of the lowest rate was not necessarily the best policy, and Mrs. Hale concurred with Mr. Solvin, noting that the Agency, however, was subject to taking the low bid in these cases although she said it would be preferable to choose a broker and have him service the Agency's business. Mr. Solvin inquired how much bodily injury and property damage coverage the Agency carried, and Mrs. Hale replied that \$300,000/\$500,000 in bodily injury and \$10,000 in property damage was carried. Mr. Solvin indicated his desire to increase the amount since recent judgments indicate that \$300/\$500,000 is insufficient. He asked what would happen if a judgment were rendered in excess of this amount, and Mrs. Hale replied that the Agency would go to the Department of Housing and Urban Development (HUD) for the balance. He indicated that the bodily injury should be increased because he considered the Agency underinsured. Mrs. Hale indicated that the Agency was limited to \$300,000/\$500,000 by the Federal Government and limited to \$10,000 for property damage. Mr. Solvin asked that an inquiry be made to ascertain if HUD would allow an increase in the bodily injury coverage when the policy comes up for renewal on August 7, 1974. Chairman Kaplan suggested that a resolution be considered that would permit the Agency to have maximum coverage and stipulating that a request be forwarded to HUD to permit the higher coverage. Mr. Solvin requested that a report be furnished the Members on the matter. Mr. Rumsey indicated that if this item were not acted upon it would have to go to bid again; negotiations, however, could be made. Mr. Solvin asked that it be determined how much it would cost the Agency to increase the public liability.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that Curtis Day & Company be awarded the proposal for the Agency's automobile insurance.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 3:55 p.m.

Respectfully submitted,



Elsie M. Landry  
Assistant Agency Secretary



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
6TH DAY OF AUGUST 1974

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6/74

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 6th day of August 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Acting Executive Director, and staff members were also present.

Also present were Gordon MacDonnell and Stuart We, Diamond Heights Neighborhood Association; Robert H. Singer, Testing Engineers, Incorporated; LeRoy V. Bovey, Converse, Davis and Associates; Robert Pyke, Dames & Moore, and Sandra Gary, interested citizen.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of July 30, 1974 and the minutes of an Executive Meeting of July 30, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Golden Gateway Embarcadero-Lower Market Approved Redevelopment Project Area E-1, in accordance with Section 33348.5 of the Health and Safety Code.

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area A-b, in accordance with Section 33348.5 of the Health and Safety Code.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Golden Gateway Embarcadero-Lower Market Approved Redevelopment Project Area A-2, in accordance with Section 33348.5 of the Health and Safety Code.
- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the



SPECIAL APPEARANCES (continued)

review and evaluation of the progress of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, in accordance with Section 33348.5 of the Health and Safety Code.

Mr. Evans indicated that these public hearings were held in accordance with the California Community Redevelopment Law in 1973. Mr. Evans read the appropriate Section 33348.5, as follows:

"The Agency shall, biennially, conduct a public hearing for the purpose of reviewing the redevelopment plan for each redevelopment project within its jurisdiction and evaluating its progres ss, and shall hear the testimony of all interested parties. Notice of the hearing shall be published pursuant to Section 6063 of the Government Code and posted in at least four permanent places within the project area for a period of three weeks. Publication and posting shall be completed not less than ten days prior to the date set for hearing."

There being no persons wishing to appear in connection with the Golden Gateway Embarcadero-Lower Market Approved Redevelopment Project Area E-1, the Chairman declared the public hearing closed.

Mr. Gordon MacDonnell, representing the Diamond Heights Neighborhood Association, came forward in connection with the Diamond Heights Project hearing. Mr. MacDonnell indicated his understanding that there was to be a staff review of the project and his group was not prepared at this time to comment. Mr. Evans indicated that the hearings were for the Agency to hear comments of all parties interested in the projects. Mr. MacDonnell indicated that his group was meeting with Agency staff on August 15, 1974 and asked that the hearing be continued until after that date. He commented on the good cooperation between the residents and Agency staff. Mr. Evans indicated that staff had no objections to continuing the hearing but noted that the Members have always held hearings on specific matters requested by residents.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the Diamond Heights Project hearing be continued thirty days.

REPORT OF THE EXECUTIVE DIRECTOR

Acting Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) In connection with the impending housing and community development legislation, Congress has not yet appropriated FY 1975 funds for the urban renewal program which is now operating under a continuing resolution. The House appropriation committee has approved \$200 million for FY 1975 and the Senate committee approved the same sum but the Senate referred the recommendation back to committee. Mr. Evans indicated that the Agency was underfunded but able to maintain programs until the end of calendar year 1974.
- (b) At a previous meeting the Members requested additional automobile insurance coverage from the level of \$300,000/\$500,000. Mrs. Jane P. Hale, Controller, inquired about the coverage and found that the Department of Housing and Urban Development (HUD) coincidently had been in the process of increasing the limits it would approve to \$1 million. An additional premium of \$550 would cover increasing the Agency's coverage to \$1 million. Chairman Kaplan inquired



REPORT OF THE EXECUTIVE DIRECTOR (continued)

if the item would have to go to bid again, and Mrs. Hale answered negatively noting that the staff was securing a separate excess limits policy instead of placing everything on the same policy. The Members indicated their approval.

NEW BUSINESS

- (a) Consideration of selection of engineering consultants for Justin Herman Park.

On June 26, 1974 staff conducted interviews with three soils engineering firms for the purpose of selecting one with which to negotiate a contract covering Phase II of the Justin Herman Park. The Members were invited to observe the interviews of the firms of Testing Engineers, Incorporated, Converse-Davis and Associates, and Dames and Moore, all of which are technically qualified and capable of performing the proposed services. Staff concluded that Testing Engineers, Inc. was preferred because the work included in the agreement was predominantly materials testing and because of the interest in the contract as shown by the firm's principals, one of which would have direct responsibility for the work. In reply to Mr. Silva's question, Mr. Evans indicated that only Dames and Moore had previously done work for the Agency. Mr. Evans noted the presence in the audience of representatives from each of the three firms and inquired if they wished to comment individually.

Mr. Robert H. Singer, Vice President of Testing Engineers, Incorporated, came forward and indicated that his firm was well qualified by virtue of experienced technical staff and twenty years business in the Bay Area. Mr. LeRoy V. Bovey, Chief Engineer of Converse, Davis and Associates, came forward and indicated that his firm had experienced and competent engineers specializing in foundation engineering and was well acquainted with soils conditions in the Embarcadero area, as well as having twenty-five years experience. Mr. Robert Pyke of Dames and Moore came forward and indicated that his firm was a national firm with thirty engineers in its San Francisco office which was located two blocks from the site. Mr. Evans thanked the representatives for their comments and indicated that all were highly qualified but that Testing Engineers, Incorporated was recommended because more physical testing work and less engineering analysis was required for the Park. Chairman Kaplan thanked all.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the firm of Testing Engineers, Incorporated be selected as engineering consultants for the Justin Herman Park.

- (b) Resolution No. 197-74 approving and authorizing the Executive Director to execute Change Order No. I to Demolition and Site Clearance Contract No. 12, India Basin Industrial Park Approved Redevelopment Project Area R-III.

This represents a change order to Demolition and Site Clearance Contract No. 12 to Rosas Construction for removal of an additional 550 piles at the contract rate of \$25 per pile. This will result in an increase of \$13,750 to the present \$69,850 contract amount, or a total contract of \$80,600. Mr. Silva inquired what the price of piles was on the Demolition and Site Clearance Contract No. 11, and Mr. Redmond Kernan, Director of Engineering Division, indicated that the unit price for that contract was \$100 per pile.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

Mr. Silva inquired if there were additional piles to be removed under Contract No. 11 at the \$100 per pile price, and Mr. Kernan indicated that there were approximately three times more piles than anticipated in the contract and since the price was so high it would not be in the best interest of the Agency to issue a change order to the contract for that work. The contractors are objecting to this termination of their contract without pulling the additional piles. A meeting is to be held to resolve the issue. The Agency contends that the contract includes removal of the piles specified and that the Agency has the option to put out to bid any additional work. Mr. Silva inquired whether the piles were being pulled out or broken off, and Mr. Kernan replied that the intent was to remove the entire pile.

- (c) Consideration of annual audit of Golden Gateway tax allocation bonds and annual audit of the Hunters Point South School bonds.

Authorization is requested for the annual audit of the Golden Gateway Project and Hunters Point tax allocation bonds in accordance with requirements for issuance of the bonds. It is recommended that the firm of Touch Ross & Company be awarded the proposal for \$1,250.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the firm of Touche Ross & Company be selected to complete the annual audit of tax allocation bond books.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:03 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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3/74

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
13TH DAY OF AUGUST 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California, at 3:30 o'clock p.m. on the 13th day of August, 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following were absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Mailer, League of Women Voters; and Charles Turner, representing Walter L. Brown.

Representing the press were Larry Leibert, San Francisco Chronicle; and Howard Joe, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that the minutes of a Regular Meeting of August 6, 1974 and Minutes of an Executive Meeting of July 16, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following:

The Senate/House Conference Committee came to agreement on the housing and community development bill last Wednesday. Word has just been received that the Senate passed it 80-0 and it is expected that the House will act on it Thursday. A copy of the legislation has not been received but it appears that it has a number of provisions



REPORT OF THE EXECUTIVE DIRECTOR (continued)

which will be troublesome to San Francisco and other cities. The bill does provide for 20 percent increase in the statutory mortgage limit for Section 236 housing. This should make construction possible for approximately 700 MPPH units now programmed in A-2 and Hunters Point.

Mr. Kaplan inquired about the effect of the Housing Authority's recent action on the Hunters Point public housing. Mr. Rumsey indicated that the effect is not yet clear. Staff is working with the Mayor's Office and the Housing Authority and a report will be made later.

NEW BUSINESS

- (a) Resolution No. 205-74 awarding and authorizing execution of Site Improvement Contract No. 7, India Basin Industrial Park Redevelopment Project, Calif. R-111, to Rosas Construction Company.

This item represents award of Site Improvement Contract 7 to the low bidder, Rosas Construction Company for \$598,899.50 for the replacement and compaction of 14,000 CY of on-site material and 367,000 tons of fill material provided from other sources.

Mr. Jensen inquired about the length of time required for soils work in the project. Mr. Rumsey requested Mr. Oscarlee Fenton, Senior Civil Engineer, to comment. Mr. Fenton indicated that this varied within the project area. He noted the approximately 30 acres prepared for surcharge by Site Improvement Contract No. 5A. Work on this contract was completed a month ago and the surcharge of 6 - 9 feet of dirt was placed on top and will remain for 9 months to one year. Contract No. 7 provides for preparation of another site for more surcharge and compaction of certain streets. He noted that each surcharge had to remain approximately 1 year. Mr. Fenton indicated that the area covered by Site Improvement Contract No. 5A would be ready for buildings in the fall of 1975. Mr. Rumsey also noted that the soils conditions were difficult because the area was all bay mud. Mr. Silva added that the relocation of the auto wreckers had been a time-consuming process and that they had left a great deal of debris which had to be removed.

In response to Mr. Jensen's inquiry, Mr. Fenton indicated on a map the work completed and remaining.

Mr. Jensen stressed the importance of the public's understanding of what was involved in this time-consuming process.

Mr. Solvin inquired about the source of the soil used in the surcharge and Mr. Fenton noted that it was imported by the contractor. Mr. Silva observed that the surcharge accomplished compaction in approximately one year, whereas it would take many years if allowed to settle naturally. Mr. Fenton noted that eventually there would be some surplus soil requiring disposal.



NEW BUSINESS (continued)

In response to Mr. Mosley's inquiry about the acreage involved in Site Improvement Contract No. 7, Mr. Fenton noted that approximately 17 acres were in this contract.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Mr. Jensen inquired about exploration of the possibility of another industrial park project. Mr. Rumsey responded that some investigation of new projects has been made but the unavailability of money for several years has prevented pursuit of such possibilities. Mr. Rumsey noted that non-industrial projects have been considered. However, this does not necessarily preclude industrial projects. Mr. Jensen expressed concern that people have places to work.

- (b) Resolution No. 198-74 authorizing the Executive Director to execute a Work Order with the San Francisco Water Department for the relocation of a fire hydrant and a water meter at India Basin Industrial Park Redevelopment Project.

This work order with the San Francisco Water Department relates to Site Improvement Contract No. 7 and provides for relocation of a fire hydrant and water meter serving Pacific Rendering Company to permit earthwork to proceed in an amount not to exceed \$3,000.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 207-74 authorizing the Executive Director to Execute an Interdepartmental Work Order to the San Francisco Department of Public Works not to exceed \$5,000 for landscape maintenance in the Hunters Point Approved Redevelopment Project.

Authorization is requested to execute a work order to the Department of Public Works to maintain planted street areas in Phase I of the Hunters Point project. In response to Mr. Jensen's inquiry if this work included planting new areas, Mr. Rumsey answered negatively. Mr. Rumsey recommended approval of the work order in an amount not to exceed \$5,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 199-74 recommending rejection of claim filed by Trans-Pacific Industries and Urban Construction, a joint venture.
- (e) Resolution No. 200-74 recommending rejection of claim filed by Trans-Pacific Industries and Urban Construction, a joint venture.

Mr. Rumsey requested and received permission to consider these two separate claims together. Mr. Rumsey noted that following the



NEW BUSINESS (continued)

appearance of Mr. David C. Rust, attorney for Trans-Pacific Industries, at the June 25, 1974 meeting, the Members had requested that he submit his claims for consideration.

The first claim is in the amount of \$333,067 and relates to MPPH Site No. 3, Hunters Point. It is alleged that there was improper site preparation, the affirmative action program was too burdensome and that there was inadequate security. Rejection of this claim is recommended on the grounds that the claimants were hired by the housing sponsor, Bayview-Hunters Point Credit Union, and not the Agency.

The second claim in the amount of \$199,264 was brought with allegations concerning improper grading, inadequate security, Agency-caused delays and extra maintenance work in connection with Child Care Centers 1, 2 and 3. Rejection of this claim is recommended on the grounds that the claimants were under an agreement with the City and not the Agency.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that these resolutions be adopted.

- (f) Resolution No. 201-74 authorizing and granting variances from the physical standards and requirements of the Redevelopment Plan for Diamond Heights Approved Redevelopment Project Area B-1, Parcel G-6, Block 7554, Lot 20.

This item represents a variance request for an irregular shaped lot across from Glen Canyon. The adjacent owner objected to the building because it would block the view from one of his windows so the building was moved 4 feet further down on the los. As a result, the building now intrudes on the required setbacks. Mr. Rumsey indicated that such variances in Diamond Heights were not unusual and that the building does conform to the City Planning Code.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried, that this resolution be adopted.

- (g) Resolution No. 206-74 approving and authorizing the Executive Director to execute Change Order IX-3 to Site Improvement Contract No. 9, Western Addition Approved Redevelopment Project Area A-2.

A change order to the Site Improvement Contract for Buchanan Mall is requested for work originally intended to have been performed by the City which includes abandoning the existing sewer main and installing storm drains and sewers. The cost of this work will be wholly reimbursed by the City. Mr. Rumsey noted that this is not a change in the work, only a change in the way of doing it.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (h) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 60, Western Addition Approved Redevelopment Project Area A-2.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 60 for demolition of 15 buildings, three of which are vacant and the remainder have low occupancy. Twelve of the buildings are of wood construction and three are of brick. Clearance of these buildings will affect the sites of the Philippine Trade Center, Fillmore Center, the State Bar expansion, and various market-rate parcels. The work includes debris removal and backfill placement.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley and unanimously carried that Demolition and Site Clearance Contract No. 60 in Western Addition Approved Redevelopment Project Area A-2 be advertised.

- (i) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 35, Yerba Buena Center Approved Redevelopment Project Area D-1.

Authorization is requested to advertise Demolition Contract No. 35 for demolition of seven vacant buildings which includes two residential hotels. Demolition of these structures will reduce a serious vandalism problem and maintenance costs. In response to Mr. Jensen's inquiry, Mr. Rumsey indicated that clearance is complete in the Central Blocks, but there are still several buildings scheduled for demolition in the project area. He indicated that the poor housing is being removed as quickly as possible and that relocation is proceeding well in Yerba Buena Center.

Mr. Kaplan inquired about the anticipated start of construction, and Mr. Rumsey noted that the tight money market is having a serious effect on construction everywhere.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that Demolition and Site Clearance Contract No. 35 in Yerba Buena Center be advertised.

Mr. Solvin inquired about the procedure for leasing parking lots in Yerba Buena Center. Mr. Rumsey indicated that that is covered by the Agency property management policy which provides authority to enter into rental agreements for Agency-owned property. Generally, parking lots are rented on the basis of high bid except for non-profit organizations who are permitted to occupy vacated buildings for a nominal sum.



Minutes of a Regular Meeting, August 13, 1974

NEW BUSINESS (continued)

Mr. Solvin noted the long duration that it appeared the lots were rented. Mr. William McClure, Deputy Director, Residents and Business Services, then advised that a large portion of the Central Blocks was parking lots when acquired and that a number of small parcels cleared by demolition were economically infeasible to offer separately and were rented to existing operators.

Mr. McClure also noted that in the Golden Gateway project the rental of parking lots came to the Members' attention because they were taken from existing operators and re-rented.

In response to Mr. Solvin's inquiry about the operators of the lots, Mr. McClure noted that the lots were put out to bid but since Metropolitan Parking is the largest operator in the City and normally submitted the highest bid, it was one of the main lot operators. Mr. Solvin requested a report on all Yerba Buena Center parking lot rentals. This report is to include a map showing the locations of lots, names of renters, rate paid per square foot, and whether they bid, negotiated, or were original tenants at acquisition. Mr. McClure indicated that this report would be sent to the Members in two weeks.

- (j) Resolution No. 202-74 amending the Agency Personnel Policy relating to bereavement leave.

This is a request to amend the Personnel Policy relative to death leave to permit three days' leave, four days for a death occurring out of State, without the restriction that these days be working days, following date of death. In response to Mr. Jensen's inquiry, Mr. Wilbur W. Hamilton, Assistant Executive Director for Administration, indicated that the degree of relationship is set forth in the Agency personnel policy.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned to Executive Session. The meeting adjourned at 4:30 p.m.

Respectfully submitted,

  
Helen L. Sause  
Assistant Agency Secretary



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MEETING OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
20TH DAY OF AUGUST 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 20th day of August 1974, the place, hour, and date duly established for the holding of such meeting.

The Acting Chairman called the meeting to order and on roll call the following answered present:

Francis J. Solvin, Acting Chairman  
Joe Mosley  
James A. Silva

and the following were absent:

Walter F. Kaplan, Chairman  
Stanley E. Jensen

The Acting Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; and James Beasley, interested citizen.

Representing the press were Marshall Kilduff, San Francisco Chronicle; and Howard Joe, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of August 13, 1974 and the minutes of an Executive Meeting of August 13, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The housing and community development legislation passed by Congress will be signed by President Ford on Thursday. Mayor Joseph L. Alioto will be present at the signing in his capacity as President of the United States Conference of Mayors. Staff is reviewing the preliminary draft of the regulations and will report to the Members on the effect of the legislation and regulations.
- (b) The Board of Supervisors laid over until September 10, 1974 the second reading of the ordinance pertaining to payment of attorneys' fees in connection with the TOOR suit. A claim on the fees has also been filed by the Neighborhood Legal Assistance Foundation which will be heard on September 22, 1974.



NEW BUSINESS (continued)

- (a) Resolution No. 212-74 awarding Demolition and Site Clearance Contract No. 34, Yerba Buena Center Approved Redevelopment Project Area D-I, to M. D. Wesson Paving Co., on the basis of the low bid received and authorizing the Executive Director to execute same.

This item recommends award of Demolition and Site Clearance Contract No. 34 to M. D. Wesson Paving Co., the lowest of seven bidders, for \$96,500 for demolition of twelve vacant buildings in Yerba Buena Center. The high bid was \$187,000.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Consideration of work order to the Department of Electricity for fire alarm system, Hunters Point Approved Redevelopment Project.

This is in connection with issuance of a work order to the Department of Electricity for connection of a fire alarm system at the Hunters Point South School in the amount of \$1,276.41 to be paid out of bond funds.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that a departmental work order be issued to the Department of Electricity for \$1,276.41 to be paid out of bond funds.

- (c) Resolution No. 203-74 approving and authorizing execution of amendment to agreement for acquisition appraisal with Floyd D. Clevenger, M.A.I., and Hector R. Leslie, M.A.I., Western Addition Approved Redevelopment Project Area A-2.

Amendment of contracts with two acquisition appraisers is recommended. The agreements with Mr. Floyd D. Clevenger, M.A.I., dated July 8, 1969, and with Mr. Hector R. Leslie, Jr., M.A.I., dated June 23, 1970, no longer have funds to obtain additional appraisals. The last funding received from the Department of Housing and Urban Development (HUD) will permit acquisition of an additional 39 parcels and this proposed amendment to each agreement would increase the total compensation by \$30,000 for the necessary appraisals. Both appraisers are thoroughly knowledgeable with the project area and agency requirements and are used by the Agency's condemnation counsel, Rogers, Vizzard & Tallett, for court testimony.

In response to Mr. Silva's inquiry regarding the adequacy of the amendment to provide appraisal services for 25 to 30 more parcels in addition to the 34 funded by HUD, Mr. Rumsey replied that the amendment was sufficient to cover both and the Agency would be able to move quickly when HUD makes more funds available. Mr. Silva inquired if the two appraisers worked independently, and Mr. Rumsey responded affirmatively, adding that HUD requires that the Agency obtain two separate appraisals on each parcel.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 211-74 ratification of travel authorization.

This concerns ratification of travel for Mr. Wilbur W. Hamilton, Assistant Executive Director for Administration, who attended the National Association



Minutes of a Regular Meeting, August 20, 1974

NEW BUSINESS (continued)

of Housing and Redevelopment Officials (NAHRO) Pacific Southwest Regional Council Executive Board Meeting in Carmel, California from August 17 through August 19, 1974. Mr. Hamilton is President of the Bay Area Chapter of NAHRO.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 3:45 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
27TH DAY OF AUGUST 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California, at 3:30 o'clock p.m. on the 27th day of August 1974, the place, hour and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present was James L. Beasley, Bayview Hunters Point Committee.

Representing the press were Harry Johansen, San Francisco Examiner; George Snyder, San Francisco Chronicle; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of August 20, 1974, and the minutes of an Executive Meeting of August 20, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- a) A motion had been filed in Federal Court by a resident of Yerba Buena Center, the last remaining resident of the Knox Hotel. His motion challenges the settlement of the TOOR case. The matter will be heard on September 12 in Judge Weigel's court.

In response to Mr. Jensen's inquiry, Mr. Rumsey indicated that there was only one resident remaining in the Knox Hotel, but other hotels remained in the project area, including those which are to remain for periods as stipulated in the TOOR settlement agreement.



notes of a Regular Meeting, August 27, 1974

REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (b) Mr. William Brinton has filed a petition to the Court of Appeals, and in response to Mr. Rumsey's request, Mr. Henry F. Davis, Agency General Counsel, indicated that the petition alleges impropriety in the publication of summons in the validity suit for the Yerba Buena Center public facilities financing plan. He noted that this is the fourth attempt by Mr. Brinton to secure a favorable decision from the appellate courts after adverse decision in Superior Court.

Mr. Jensen inquired about discussions with Mr. Brinton relative to the YBC suit. Mr. Rumsey noted that some discussions were being participated in by Supervisor Dianne Feinstein, John B. Dykstra as an interested private citizen, and, to some extent, Lance Burris.

- (c) Last Thursday, the President signed the new housing and community development bill. This will bring about block grant funding on a formula basis covering a number of separate programs, including urban renewal. The legislation contains authorizations for funding the combined programs of \$8.4 billion over the next three years. Of this, \$2.5 billion is to be made available for FY 1975. However, Congress has not yet acted on the appropriations. Such action is expected in late September. Congress has appropriated \$197 million for renewal to be used in calendar year 1974 and this bill is on the President's desk for signature. This funding is intended to alleviate critical problems as agencies move into the block grant program.

NEW BUSINESS

- (a) Resolution No. 213-74 authorizing the Executive Director: (1) to file requests for Department of Housing and Urban Development concurrence in proposed maximum acquisition prices and revisions of approved maximum acquisition prices; (2) to purchase the parcels covered by said requests subject to Department of Housing and Urban Development concurrence; and (3) to accept offers in connection with aforesaid purchases in the Stockton/Sacramento Redevelopment Project N.D.P. A-5.

This authorization will enable the acquisition of property to proceed in the Stockton/Sacramento Project. This resolution authorizes the Executive Director to submit requests for HUD's concurrence of acquisition values and to accept offers to purchase the parcels covered by the concurrences.

Mr. Kaplan inquired about the status of the Powell Street suit and Mr. Rumsey indicated that discussions are continuing with the owners of 840 and 850 Powell Street on design.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 214-74 authorizing and directing the Executive Director to sign Certificate of Acceptance on deeds in connection with the purchase of real property in the Stockton/Sacramento Redevelopment Project Area, N.D.P. A-5

This item authorizes the Executive Director to sign Certificates of Acceptance on deeds in connection with the purchase of property in the Stockton/Sacramento project.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (c) Resolution No. 209-74 approving and authorizing the Executive Director to execute a personal services contract with American Building Maintenance Company for landscape maintenance instruction and supervision in connection with the Hunters Point-India Basin Industrial Park Projects.

Authorization is requested to enter into a contract for the Hunters Point-India Basin projects which will provide services in three areas: (1) to maintain landscaping presently in place; (2) to provide protection against soil erosion on sloped property in Hunters Point on Agency-owned properties; and (3) to provide a training program for Agency laborers who will be given classroom and on-the-job training.

In response to Mr. Silva's inquiry as to whether these laborers, after training, would be capable of eliminating the need for an outside maintenance firm, Mr. Morris Phillips, Area Director for Hunters Point-India Basin, indicated that it is anticipated that they would be able to perform the necessary maintenance work. Mr. Jensen inquired if American Building Maintenance had a labor contract, and Mr. Phillips answered affirmatively.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Consideration for advertising Demolition and Site Clearance Contract No. 13.

This is a request for authorization to advertise Demolition and Site Clearance Contract No. 13 for bids. During the course of the demolition and clearance work performed by ICONCO under Contract No. 11, it was evident that there were at least 600 more piles than the 250 piles specified in Contract No. 11. The bid unit price in the ICONCO contract was \$100 per pile. Because this was a high price per pile, staff concluded that it would be in the Agency's best interests to terminate Contract No. 11 and rebid the remaining work and the additional piles. The ICONCO contract was originally \$130,000 and at the time of termination \$109,000 had been expended. Chairman Kaplan inquired if the bids would specify a cost per pile, and Mr. Rumsey responded affirmatively. In response to Mr. Jensen's inquiry on the method of determining the number of piles removed, Mr. Redmond F. Kernan, Director of Construction and Engineering, noted that the piles were stacked and the number verified by the staff inspector before being taken to the dump. Mr. Jensen inquired about the necessity of removing the piles. Mr. Kernan noted that clearance was required to prepare the land for new construction.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that authorization be granted to advertise Demolition and Site Clearance Contract No. 13 for bids.

- (b) Consideration of extension of contract for maintenance, Western Addition A-2 Project Area.

This is a request for a two-weeks' extension of a contract with the Laborers Local No. 261 for maintenance of miniparks and other property in Western Addition A-2. The existing contract expires on August 31, 1974 and additional time is needed to prepare the recommendation for continuing these services. The extension would not involve additional funds.



Minutes of a Regular Meeting, August 27, 1974

MATTERS NOT APPEARING ON AGENDA (continued)

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the maintenance contract with Laborers Local No. 261 be extended for two weeks.

Mr. Silva inquired about the status of the property management report on the parking lot leases, and Mr. Rumsey responded that it would be sent to the Members within the next few days.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:55 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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~~7~~ MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
3RD DAY OF SEPTEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 3rd day of September 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Elmer J. Freethy and Attorney William McInerney representing the Elmer J. Freethy Company; Jeno E. Lorincz, Pacifica Land Development Company; Gail Siri, HEC Trucking Corporation; and James Beasley, Bayview-Hunters Point Committee.

Representing the press were Ralph Craib, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of August 27, 1974, as corrected and as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES      Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel F-7, Lots 50 through 53, Block 7537, in the Diamond Heights Approved Redevelopment Project Area B-1

(a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel F-7, Lots 50 through 53, Block 7537, in the Diamond Heights Approved Redevelopment Project Area B-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) The funeral services for former Mayor John F. Shelley will be held tomorrow at 10 a.m. in St. Mary's Cathedral. The Members are requested to arrive before 9:45 a.m. to be seated in the seats reserved for them.
- (b) Last Tuesday it was reported that a resident of one of the hotels in Yerba Buena Center had filed a motion in Federal Court which could have affected the TOOR suit. That motion was denied by Judge Stanley Weigel last Friday on the grounds of no jurisdiction.
- (c) The Agency has finally come into possession of the St. Regis Hotel in Yerba Buena Center. This acquisition has been on appeal since January 8, 1971 and now all appeal remedies have been exhausted. There are 88 residents in the hotel and under the TOOR settlement agreement the hotel will not be demolished until August 1975.
- (d) Last Wednesday the Board of Education authorized employment of an architect for the John Swett School which is proposed to be built through the same Agency-issued bond mechanism used for Hunters Point South School. Further steps will be taken after the architect has designed the building and determined its costs.
- (e) The Department of Housing and Urban Development (HUD) has approved the conversion of the 94-unit Moderate-Priced Private Housing Site 3 in Hunters Point to cooperative housing. This is the first of this type of housing in the area. Rent-up of these units contemplated such conversion and prospective tenants were selected and qualified on this basis, therefore, the change from tenancy to ownership is anticipated to occur without displacement.
- (f) The Property Management report on parking lot rentals has been forwarded to the Members.

Chairman Kaplan inquired about the status of the Mervyn J. Goodman building on Geary Street, and Mr. Rumsey responded that the Agency was advised of Goodman's intent to appeal to the Board of Supervisors for landmark designation. At present the matter has not yet been calendared by the Board.

NEW BUSINESS

- (a) Resolution No. 216-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel F-7, Diamond Heights Approved Redevelopment Project Area B-1.

This item was the subject of the public hearing just concluded and represents sale of Parcel F-7 to Jeno E. Lorincz of the Pacifica Land Development Company for \$20,000 for development of five single-family dwellings. The developer has successfully completed other development in Diamond Heights.

Mr. Jensen inquired about the extent of development performed by Mr. Lorincz, and Mr. Rumsey noted that Mr. Lorincz was not one of the larger developers but that his developments had been satisfactory. Mr. Silva inquired how many homes would be built and the price range. Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development, responded that these would be homes in the \$75,000 range and the square footage would be approximately 2,000 square feet. In response to inquiries from Members Silva and Solvin, Mr. McMahon



NEW BUSINESS (continued)

noted that there was much grading to be done due to the difficult terrain and this additional development cost was reflected in the reuse appraisal on which the price was based; however, it was difficult to know what the contractor would have to put out. He indicated that development of the parcel required construction of an interior road. Members Solvin and Silva asked for specific costs, and Mr. McMahon requested Mr. Lorincz to come forward and respond. Mr. Lorincz indicated that he would build retaining walls plus a \$25,000 road, and at least three pier footings in addition to grading at a cost of \$5,000 for each lot, or a total of approximately \$60,000 including the land price.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 219-74 authorizing and granting variances from the physical standards and requirements of the Redevelopment Plan for Diamond Heights Approved Redevelopment Project Area B-1, Parcel E-1, Block 7528, Lots 40, 41, 42, 43 and 44.

This concerns variances from the Redevelopment Plan for Diamond Heights for four lots situated on extremely steep terrain. Original variances were granted on these lots in 1971 for a former developer; however, the sites are still economically infeasible for building purposes, and it is therefore recommended that the five-foot setback be eliminated in order to place the garages at street level and that the six-foot sideyard setback be waived in order that it can be combined with an adjacent setback to provide a total of twelve feet for a sideyard. The prospective builder is HEC Trucking Company of San Carlos. This proposal conforms to City Code requirements.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 225-74 approving an interdepartmental work order with the San Francisco Fire Department for the maintenance of fire hydrants and water lines in the Hunters Point Redevelopment Project.

This is a work order to the San Francisco Fire Department for \$4,000 to provide service for hydrants and water lines in the old barracks areas of Hunters Point. This work is the responsibility of the Agency since the City has never accepted the public facilities in the wartime housing area, which were installed over thirty years ago by the Federal Government. This is the Agency's responsibility because they were acquired at the same time as the property was acquired. In reply to Mr. Jensen's question, Mr. Rumsey indicated that as Hunters Point development is completed the new facilities will be accepted by the City.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 223-74 authorizing the Executive Director to execute agreement with Pacific Telephone and Telegraph Company for temporary relocation of telephone facilities within the Hunters Point Approved Redevelopment Project Area, Phase II.

This item represents an agreement with the Pacific Telephone and Telegraph Company for temporary relocation of existing telephone facilities in the Phase II



NEW BUSINESS (continued)

of the Hunters Point area for an amount not to exceed \$25,000 based on actual costs incurred by the telephone company. The company will bear the cost of the final removal and installation of new facilities but it has no responsibility for temporary relocations.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 220-74 rejecting claim of Elmer J. Freethy Company, Hunters Point Redevelopment Project.

This relates to a claim of the Elmer J. Freethy Company for alleged damages of \$538,219 in connection with work performed under Contract No. 6M at Hunters Point. Allegations are based upon (1) time extensions and change orders which delayed contract completion resulting in damages for delays, and (2) misleading plans and specifications resulting in damages for delays. Mr. Rumsey indicated that the staff believed such claims were excessive even though a compromise settlement of \$360,000 was offered and rejection was therefore recommended.

Mr. William McInerney, attorney for the Elmer J. Freethy Company, requested and received permission to address the Members. Mr. McInerney indicated that this claim was filed with the Agency in February 1974 and that there had been meetings with Agency staff at which the contractor's complete analysis of the claim, including a breakdown of expenses involved, was presented. Mr. McInerney believed the claim could be negotiated and settled in an attempt to avoid the expense of litigation and the time necessary for calendaring the suit. If this were not possible then he indicated his client would proceed with litigation. He indicated that the contract was to have taken 180 days and the claim is for a delay of 310 days incurred because of alleged deficiencies in the plans and specifications and time required for performance of change orders. He indicated that although staff was courteous no progress had been made.

In reply to Chairman Kaplan's question, Mr. Rumsey indicated that the work was in connection with site preparation for Moderate-Priced Private Housing Site 5. Mr. Jensen inquired if the Agency had any liability, and Agency General Counsel Henry F. Davis answered that there was doubt as to the legal liability under the circumstances surrounding the change orders. Mr. Davis indicated doubt that further negotiation would be fruitful because it was indicated that the \$360,000 offered as a compromise was final and that the engineering staff believed it was excessive but had insufficient information to make any further determination. In reply to Mr. Jensen's question, Mr. McInerney indicated that the claim was for \$538,000 and that his client had submitted detailed analysis as to how this figure was arrived at and that \$360,000 was the compromise figure. He noted that there were twenty-six change orders involved. In response to Mr. Jensen's suggestion that the Members reject the claim and then have the interested parties proceed with further negotiation, Mr. Rumsey indicated that rejection would not preclude further conversations. In answer to Mr. Solvin's inquiry, Mr. McInerney noted that the contract had been completed and that the firm had been paid, but the issue was the contractor's expense for delays of over 300 days. Mr. Redmond Kernan, Director of Construction and Engineering, indicated that the claim had not been fully analyzed and recommended retention of a professional analyst to study the claim. He noted that the contractor executed the change orders which included the price



NEW BUSINESS (continued)

and time extensions without reserving rights to pursue delay costs later. Mr. Kernan indicated that it was a legal question as to whether the Agency had any liability after the contractor signed the change orders. In reply to Mr. Solvin's question, Mr. Kernan indicated that the contractor was paid for the original contract, plus change orders at the mutually agreed upon unit price. He noted that the contractor raised objections in correspondence but nevertheless executed the change orders which on their face were unqualified. Mr. McInerney indicated that Mr. Kernan was partially correct but that when the change orders were agreed to the compensation for delay costs were not taken into consideration. He outlined one change order as an example. Discussion followed concerning retention of an expert to analyze the claim, and Mr. Davis noted that this was particularly important if the matter goes to litigation. Mr. Kernan estimated such an analysis would cost approximately \$20,000 to \$25,000. Chairman Kaplan suggested that the claim be rejected and staff discuss the matter further, and Mr. Rumsey added that staff recommendation may also include a proposal for retaining an expert analyst. Mr. McInerney indicated that claim rejection would commence the time of the statute of limitations and the firm would have six months within which to file a suit. He indicated that the matter has already cost his client six months' time and a considerable amount of money at interest costs while negotiations with the Agency had been going on, and he urged that the matter be further negotiated in order that another six months' time would not be lost. Members Jensen and Solvin suggested that the claim be rejected but that the staff come back with further recommendation on settlement possibilities and also on the need for retention of a technical advisor.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 218-74 authorizing the Executive Director to execute quitclaim deeds for conveyance of two strips of land to the record owners of Lots 54 and 81 in Block 3750, Yerba Buena Center Approved Redevelopment Project Area D-1.

This represents a request to issue quitclaim deeds with two owner participants in Yerba Buena Center for strips of land 2-1/2 and 3 inches in order to clear encroachments from the Taylor Woodrow site. No money is involved.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 222-74 approval of expenditure for on-site rehousing of Helene Gaylord in the Western Addition Approved Redevelopment Area A-2.

This relates to on-site moving costs for an elderly tenant from an 18-room house located on the proposed Christ United Presbyterian Church site in Western Addition A-2. The lowest of three bidders, Calvin Duncan and Sons, originally submitted costs of \$2,565 which was subsequently increased to \$3,826.40 as a result of the tenant's lack of cooperation. Staff has verified actual man-hours expended in the moving. In reply to Mr. Silva's question, Mr. William McClure, Deputy Director for Residents and Business Services, indicated that the tenant had been relocated to a low-priority site and could remain there for some time.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (h) Resolution No. 224-74 adopting San Francisco Redevelopment Agency Residential Rehabilitation Financing Program: Establishing Procedures Therefor.

Mr. Rumsey indicated that this was a proposal for accomplishing rehabilitation in the project areas. He noted that in the Western Addition A-2 area 206 structures still required rehabilitation and that adoption of these procedures was the first step toward implementation of a program authorized by the 1973 State legislation permitting agencies to issue tax exempt revenue bonds or other obligations permitting rehabilitation loans up to \$30,000 for thirty years. Further actions will be necessary including a public hearing, designation of specific areas, and authorization of a specific bond issue or loan agreement with a lending institution. In response to Mr. Silva's question, Mr. Rumsey indicated that residential and mixed use were eligible.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 221-74 approving agreement for fencing services with Anchor Post Products, Inc., all projects.

This concerns a fencing contract with the low bidder, Anchor Post Products, Inc., for \$60,000 to provide fencing for all Agency projects for protection of property after demolition. In reply to inquiries from the Members, Mr. McClure indicated that the firm was from South San Francisco and that only approximately 500 lineal feet of fencing had been found to be reusable in all the years the Agency had contracted for fencing services. He added that the Agency had had prior experience with the firm and that it was an union firm. Discussion followed on details of determining the low bid.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 226-74 authorizing purchase of offset printing press.

This represents a request for replacement of the existing Agency printing press with a GTO (Heidelberg) press which is the smallest and most suitable for Agency use at a cost of \$19,250. Mr. Rumsey explained that there were constraints on selection of a new press necessitated by a serious problem regarding space and the cost of dismantling and reassembling a press to locate it in the present quarters. Mr. Jensen questioned the merit of purchasing a foreign-made press and inquired if investigation of American-made presses had been done. Mr. Wilbur Hamilton, Assistant Executive Director for Administration, answered affirmatively noting that the model recommended was capable of meeting Agency needs adequately and at the same time had the advantage of being small enough in size to be accommodated in the work area. Mr. Rumsey stressed the need for an adequate press because the marketing of the remaining project land required printed brochures which would be expensive if sent to outside printers. Mr. Jensen indicated concern about installation and repair by union workmen and suggested that a comparable press be found that was manufactured in the United States. Mr. Rumsey indicated that Mr. Hamilton would communicate with Mr. Jensen on the matter.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Solvin. Chairman Kaplan turned the Chair over to Vice Chairman Solvin. Mr. Kaplan seconded the motion that this resolution be adopted. Mr. Kaplan resumed the Chair, and on roll call the following voted "Aye":

Mr. Kaplan  
Mr. Solvin

and the following voted "Nay":

Mr. Jensen  
Mr. Mosley  
Mr. Silva

and the following abstained:

None

The Chairman thereupon declared that the motion failed.

MATTERS NOT APPEARING ON AGENDA

- (a) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 16, Hunters Point Approved Redevelopment Project Area.

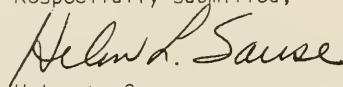
This is a request for authority to advertise Demolition and Site Clearance Contract No. 16 in Hunters Point for demolition of twenty-six buildings as they become vacant. Mr. Rumsey indicated that this was a new approach in that the buildings to be demolished would not be specified and that the bid would be on a per building basis as they were vacated. Mr. Solvin inquired if all the buildings were approximately the same size, and Mr. Kernan answered affirmatively. In response to Mr. Silva's inquiry, Mr. Morris Phillips, Area Director for Hunters Point, replied that the location had not caused the per building price to vary.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that Demolition and Site Clearance Contract No. 16, Hunters Point Approved Redevelopment Project Area, be advertised.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:50 p.m.

Respectfully submitted,

  
Helen L. Sause  
Assistant Agency, Secretary



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17TH DAY OF SEPTEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 17th day of September 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

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and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Bud Johnson, International Laborers Local Union No. 261; Anselmo Ravello, Filipino-American Council; Alex A. Esclamado and Manuel Nery, Philippine News; A. P. Armado, Commission on the Aging; A. Camesi, Sam Caniglia, and Leon Albert, William C. Haas Construction Company, Inc; William A. Kellar, W. A. Kellar and Associates; Dr. Esteban Sadang, Cecilio R. Bulatao, Mike Magdalayo, Serena Herrera, Felicitas Borromeo, and Charles Turner, interested citizens.

Representing the press were Doug Pike, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of a Regular Meeting of September 3, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, in accordance with Section 33348.5 of the Health and Safety Code.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the review and evaluation of the progress of the Redevelopment Plan for the Diamond Heights Approved Redevelopment Project Area B-1, in accordance with Section 33348.5 of the Health and Safety Code.

Mr. Rumsey indicated that this public hearing was recessed from August 6, 1974.

Mrs. Elizabeth F. Zealor, a property owner in Diamond Heights, requested and received permission to address the Members. Mrs. Zealor indicated concern



SPECIAL APPEARANCES (continued)

that there was a proposal for construction of a Tia Maria Restaurant in Diamond Heights and that there was insufficient off-street parking for such a development. Mr. Rumsey indicated that Mr. Warren Simmons of Tia Maria had proposed construction of a restaurant on the C-3 commercial parcel but no formal proposal had been made. Staff had informed Mr. Simmons that at the request of the Board of Supervisors, the Agency would hold the parcel off the market while the Diamond Heights Neighborhood Association ascertained the feasibility of financing a neighborhood center on the site.

Mrs. Zealor indicated that there was also neighborhood dissatisfaction regarding this proposal because many property owners did not want to contribute to the construction of such a center. She alleged that the Tia Maria proposal required payment of \$5,000 per year in order to locate in Diamond Heights. Mr. Rumsey indicated that the matter was not before the Agency and suggested that Mrs. Zealor's questions would be more properly addressed to the Diamond Heights Neighborhood Association. When a formal proposal for disposition of the site is made the matter will come before the Members and be the subject of a public hearing. Those interested in the matter will be invited to speak.

There being no further persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

Public hearing to hear all persons interested in the matter of  
the proposed transfer and conveyance of Parcel 762-A in the  
Western Addition Approved Redevelopment Project Area A-2.

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 762-A in the Western Addition Approved Redevelopment Project Area A-2. Mr. Rumsey indicated that this block at Van Ness and Golden Gate Avenues is the site of the proposed Philippine Trade Center which is a joint venture of the Philippine Cultural and Trade Center, Inc. and William C. Haas Construction Co., Inc. He noted that there were representatives present who may wish to speak.

Mr. Alex A. Esclamado of the Philippine News requested and received permission to speak and record the proceedings. Mr. Esclamado indicated that since he was in opposition to the matter he would prefer to hear the proponents speak first.

Mr. Rumsey indicated that the Agency had received a proposal from the joint venture in a form acceptable to the Agency and the developer was now ready to take the next step toward conveyance of the parcel after they have completed other actions such as completion of final plans and working drawings and have provided financing information. Mr. Rumsey noted that the land was priced at \$22.50 per square foot, a total of \$2,380,635, and the proposed development would represent an investment of \$29 million. About a year ago the Philippine Cultural and Trade Center group submitted a proposal which was returned as unsatisfactory and incomplete. In returning the proposal it was pointed out that the cultural facilities were a small portion of the total project and suggested that a change of the project name by deleting the word "cultural" would more accurately reflect the nature of the development. Mr. Rumsey emphasized the fact that this was purely a commercial development.



SPECIAL APPEARANCES (continued)

Mr. Sam Caniglia of the William C. Haas Construction Company, Inc. came forward and indicated that he had nothing to add to the summary presented by Mr. Rumsey.

Mr. Esclamado stated that the Filipino community wanted to know what the uses planned for the site were and under what arrangements the Philippine Trade Center group was to operate. Mr. Rumsey indicated that the Philippine Trade Center was a California corporation composed of members of the Filipino community and the William C. Haas Construction Co., Inc. and a commercial venture was proposed which did not provide for community representation.

Mr. William Kellar, consultant to the joint venture, came forward and explained that the joint venture of the William C. Haas Construction Co., Inc. and ten or twelve private investor members of the Filipino community had met the Agency and City Planning Commission requirements. Mr. Kellar indicated that this preliminary proposal allocated only 1,500 square feet to cultural use out of a total of 285,000 square feet of commercial and office space for the entire project. In reply to Mr. Solvin's questions, Mr. Kellar indicated that the objections expressed by the Filipino community related to their concern that the whole community had not been involved in formulating project plans. Mr. Kellar noted that the joint venture was a 50-50 percent ownership basis. He also noted that there was no attempt on the part of the joint venture to solve concerns of the Filipino community and that this proposal was a commercial undertaking in which the joint venture was expending \$50- to \$60,000 monthly for engineering and architectural work. It would not be the same type of development as the Japanese Cultural and Trade Center or the Chinese Cultural and Trade Center. Mr. Rumsey indicated that these concerns were not conditions to the sale of the parcel and development of this commercial undertaking. The conditions to be considered are the submission of final plans and working drawings, and evidence of satisfactory financing to carry out the development. He indicated that any hopes the joint venture has of contributing to the cultural heritage of the Filipino community were not part of the conditions of the commercial transaction.

Mr. Esclamado inquired if Mr. Kellar was still employed by the Agency at the time the first proposal was filed, and Mr. Rumsey answered affirmatively reiterating that this proposal had been rejected. Mr. Solvin inquired of Mr. Kellar what objections the community had to the project, and Mr. Kellar indicated that it appeared the community objected to not being involved in the project. In response to Mr. Solvin's inquiry he indicated that the Filipino members of the joint venture wished to benefit their community. Mr. Esclamado inquired about Mr. Kellar's role with the Agency while acting as consultant to the joint venture and also to what extent government funds were involved in the terms of the agreement between William C. Haas Construction Co., Inc. and the Philippine Cultural and Trade Center, Inc. Mr. Rumsey reiterated that the matter before the Members was a proposal from the Philippine Trade Center, a joint venture which consisted of the Philippine Cultural and Trade Center, Inc. and the William C. Haas Construction Co., Inc. Mr. Esclamado stated that any Filipino proposal should have been given public notice in Filipino newspapers and that there was an attempt to conceal the terms of the agreement. He alleged that there was considerable mystery surrounding the Philippine Trade Center which was first known as the Philippine Cultural and Trade Center, Inc. Mr. Rumsey stated that Mr. Esclamado continued to insist that there was a cultural center involved in the project when in fact the parcel was advertised as being available as a commercial development site and he again reiterated the history of the originally submitted



SPECIAL APPEARANCES (continued)

proposal noting particularly that it was returned in October 1973 to Mr. Severino Ruste because it was insufficient, use of the designation "cultural center" was inappropriate, and the financing proposal was unacceptable. It was also suggested to Mr. Ruste at that time that he investigate other options to make the proposal financially feasible and that involving a professional developer was an alternative. The Philippine Cultural and Trade Center, Inc. then associated itself in the joint venture with William C. Haas Construction Co., Inc. and submitted to the Agency and the Department of Housing and Urban Development (HUD) a Statement for Public Disclosure indicating the financial interests of each member, which material is open to public inspection at any time. Mr. Rumsey again emphasized that there was no secrecy involved.

Mr. Esclamado questioned the constituency of the Philippine Cultural and Trade Center, Inc. and suggested that there was no new legal entity. Agency General Counsel Henry F. Davis indicated that he had reviewed the file on this matter to determine if an adequate disclosure statement was made and that there was a letter from William C. Haas Construction Co., Inc. specifically stating that Haas and the Philippine Cultural and Trade Center, Inc. had formed a joint venture in this proposal and the entity to be contracted with was the joint venture, Philippine Trade Center, and not the Philippine Cultural and Trade Center, Inc.

Mr. Solvin expressed the opinion that if a group of Filipinos calling themselves the Philippine Cultural and Trade Center, Inc. and these then called themselves the Philippine Trade Center associating in a joint venture with William C. Haas Construction Co., Inc. to build the development, then Mr. Esclamado did not have a right to specific details of intercorporate relationships.

Mr. Anselmo Ravello of the Filipino-American Council came forward and stated that his concern related to the City Resolution of several years ago which embodied the idea of organizing a Philippine Cultural and Trade Center and that some \$9,000 was contributed toward this purpose. Mr. Ravello advised that since this amount was inadequate, an application was made to the Department of Commerce, Economic Development Administration, for money. He was concerned that since the Filipino-American Council had submitted a resolution in support of its interest in this specific parcel, it was not specially informed about the public hearing, and because the proposal called for building housing units and a cultural center, this would mean that the Council's proposal and development potential for a cultural center would become invalidated or jeopardized. He indicated that the Council would still prefer to make its own proposal for a cultural center and did not object to this commercial proposal, but did wish the Members to postpone a decision on this matter. Mr. Solvin made the clarification that Mr. Ravello had no concern so long as the project did not prejudice the Council's own capacities to develop a cultural center, and Mr. Ravello concurred.

Mr. Solvin inquired of Mr. Kellar what the advantage was in calling the project "Philippine Cultural and Trade Center" since the only objection appeared to be that the Council wished to use the name. Mr. Kellar indicated that this name was the corporate name only and that the project name was "Philippine Trade Center". Mr. Rumsey again referred to his October 1973 letter advising the



SPECIAL APPEARANCES (continued)

corporation that the name was inappropriate for the development.

Mr. Esclamado stated that the Board of Supervisors resolution referred to by Mr. Ravello was a mandate to form a Philippine Cultural and Trade Center and that subsequently a group calling themselves the Philippine Cultural and Trade Center, Inc. was registered as a corporation. He advised that his group had not registered the cultural center, however, they did wish to be united and to work together. He indicated that the Filipino community was distrubed because stocks were sold to the public with representations that this particular parcel would be used for the establishment of a cultural center. He stated that the sale of stocks was a scheme and that the purchasers were promised that the value of the stock would more than double. Mr. Esclamado stated that the corporation had no authority to sell stock to the Filipino community which was obsessed with the idea of having a cultural center. He stated that the principals of the corporation sold the stock at \$10 and indicated it would be worth \$50 within two weeks. Mr. Esclamado submitted nine exhibits to support his statement. He stated that the principals were "crooks", had fooled the community and the specific individuals involved were Mrs. Rhody Laigo and Dr. Dominador Villa. Mr. Esclamado stated that he was endeavoring to learn who owns the corporation. He stated that Mrs. Laigo is to be deported for illegal activities while Dr. Villa has bad debts. He insisted that these individuals should be properly identified and investigated since they control more than ten percent of the stock of the corporation which they had no authority to sell and have a half million dollars of the corporation. He stated that because of their reticent nature none of the Filipino community had filed a complaint against these individuals. Mr. Esclamado also stated that they did not represent the Filipino community and that the name "Philippine Cultural and Trade Center" was a misnomer. He wished to inform the William C. Haas Construction Company, Inc. that it was dealing with people of questionable honesty and inquired what would happen if the individuals were deported and if they were unable to sell their interest. He noted that he had no objection to anyone controlling the project as long as it was done correctly, and he only wished to see the rights of the Filipino community protected. Mr. Esclamado requested a delay because there were cases in the courts on which the judge has given an injunction and submitted a tenth exhibit to support his statement. He stated that he wished to learn who had contributed money to the principals and wished to protect the community. He claimed that \$120,000 was raised.

Dr. Esteban Sadang came forward to state that there was no such entity as the Philippine Cultural and Trade Center since the State of California refused to incorporate the group. He asked that the hearing be postponed to give time to clear up the cases in court.

Mr. Solvin indicated that this could take some time since there could be appeals. Mr. Rumsey indicated that the Agency had been informed about the on-going civil litigation and these are matters which will be taken up in court. Mr. Rumsey added that if the joint venture is not in good order at the time it applies to a lending institution for \$29 million then those funds would not be forthcoming. He strongly recommended that the Members take the action necessary to get this commercial development started on its next step toward fruition.

Mr. Esclamado asked that the Agency investigate the ownership of the stocks and learn with whom it is dealing, as well as investigate deportation charges and illegal sale of stock. He believed that there was a cloud concerning Mr. Kellar's consultant involvement and urged that the Agency not rush forward with the proposal.



SPECIAL APPEARANCES (continued)

Mr. Sam Caniglia of the William C. Haas Construction Company, Inc. came forward and stated that Haas has not entered into this project blindly and that all records are open to perusal. He stated that the corporation was formed for the purpose of constructing the project and if one or more stockholders drop out the project would still continue. Mr. Kellar added that the allegations were not true. He stressed that the project's time schedule was critical and that there were over \$2 million of consulting contracts under way at this time. There being no further persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) There was scheduled before the Board of Supervisors yesterday consideration of an appeal from the Goodman group to override the action of the Planning Commission denying a landmark designation. The matter was not heard but will be considered on October 7, 1974.
- (b) A settlement proposal of the Yerba Buena Center litigation was referred by the Board of Supervisors to the Finance Committee for consideration on September 25, 1974. Mr. Solvin inquired about the sequence of approval by the Agency, and Mr. Rumsey indicated that it would be before the Members because the Agency will become the instrument of the City in the financing plan for a lease arrangement for Agency bonds. This will occur after the Board of Supervisors approves the proposal.

NEW BUSINESS

- (a) Resolution No. 230-74 ratifying publication of notice of public hearing for Parcel 762-A and authorizing execution of agreement for disposition of land for private redevelopment and other conveyance documents in accordance therewith, Western Addition Approved Redevelopment Project Area A-2.

This item was the subject of the public hearing concerning the Philippine Trade Center proposal. Mr. Solvin indicated that in light of the charges and counter-charges that have been made it was his suggestion that the Agency General Counsel investigate and report to the Members within two weeks on his findings. Mr. Davis indicated that he believed he could prepare such a report within two weeks. Mr. Rumsey inquired what kind of report the Members wished and Mr. Solvin indicated that he would like to have more information on the charges presented during the hearing. Mr. Rumsey noted that the allegations were the subject of a civil suit and would be properly resolved in court. Mr. Davis indicated that he had the pleadings and inquired if the report desired was to deal with the charges concerning the misleading corporate name, and if so, this could be taken up with the Department of State which is the agency properly handling this matter. If there is a stock swindle this is a matter of the Department of Corporation to be taken up with the Attorney General. Any matters dealing with allegations of perjury can be taken up with the U.S. Attorney. The Members indicated this was the information desired.

MOTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that Agency General Counsel Henry F. Davis examine the material provided by the protestants and investigate the allegations in connection with the Philippine Trade Center and report his findings to the Members within two weeks' time.



NEW BUSINESS (continued)

- (b) Resolution No. 217-74 authorizing the Executive Director to execute an agreement for project park and mall maintenance with the International Laborers Local Union No. 261 for the Western Addition Area A-2 Approved Redevelopment Project.

This concerns a contract with the Construction Laborers Local Union No. 261 to continue maintenance services in Western Addition A-2. It is proposed that existing services be continued for temporary park and mall maintenance and that the areas under property management for prolonged periods be added to the maintenance agreement. The cost is \$93,775 for six months. Mr. Rumsey indicated that this has been a long and successful experience in terms of quality of work performance and also in the success that Local 261 has had in training people and placing them in permanent jobs. Mr. Solvin inquired if Mr. Bud Johnson of Local 261 wished to comment, and Mr. Johnson indicated that he favored the contract and that the increased money was mainly for equipment and materials.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 215-74 approving and authorizing the Executive Director to execute a purchase order to All City Plastering Company for building repairs in Western Addition Approved Redevelopment Project Area A-2.

This represents a completion of emergency repairs on property at 924 Fulton Street in the Western Addition A-2 project which resulted from work done to eliminate a hazardous condition of the foundation caused by site preparation work for an adjacent church building. The work previously performed will now be stuccoed. The low bid of three was from All City Plastering for \$1,620.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 208-74 awarding Demolition and Site Clearance Contract No. 60, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Garland Brothers Demolition, Inc. on the basis of low bid received and authorizing the Executive Director to execute same.

This concerns award of Demolition and Site Clearance Contract No. 60 in the Western Addition A-2 project to Garland Brothers of Oakland for \$88,500. There were nine bidders and there was a tie bid, one from Garland and the other from Diversified Demolition for the same total. Upon advice of Agency General Counsel and written concurrence of representatives of both firms, the tie was decided by a flip of the coin and it is recommended that the contract for demolition of 15 buildings on various priority sites be awarded to the winner, Garland Brothers.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 227-74 awarding Demolition and Site Clearance Contract No. 35, Yerba Buena Center Approved Redevelopment Project Area D-1, Calif. R-59, to Cleveland Wrecking Co., on the basis of the low bid received and authorizing the Executive Director to execute same.



NEW BUSINESS (continued)

Authorization is requested to award Demolition and Site Clearance Contract No. 35 in Yerba Buena Center to the lowest of ten bidders, Cleveland Wrecking Company, for \$42,300 to demolish seven vacant buildings.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 228-74 granting an extension of time for exclusive negotiating rights for Moderate-Priced Private Housing on Site 4 in the Hunters Point Approved Redevelopment Project Area.

This is a request for a three months' extension until December 12, 1974 of exclusive negotiation rights to the sponsor of Moderate-Priced Private Housing Site 4 in the Hunters Point project. Bayview Hunters Point Credit Union is in the process of preparing an application for a firm commitment to be filed by September 18, 1974.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Mr. Rumsey indicated that new legislation had resulted in an increase of mortgage ceiling amounts for subsidized housing of 20 percent. The regulations have just been published in the Federal Register and the new maximum mortgage ceiling amounts for all housing programs are increased except those of Section 236. This has a seriously injurious effect on the development of four moderate-priced private housing sites in Western Addition A-2 and on two sites in Hunters P0int and also Chinatown's Stockton/Sacramento project totaling 784 units. Mr. Rumsey indicated that the Agency will continue to work to change the situation and in his opinion the ruling appears to be an administrative and not a statutory one.

- (g) Resolution No. 229-74 travel authorization.

This is a request for travel authorization for five staff members to attend the 35th Annual Conference of the National Association of Housing and Redevelopment Officials (NAHRO) being held in Boston from September 29 through October 2, 1974. In response to the Members' inquiries, Mr. Rumsey indicated that Mr. Davis would cover legislative matters; Mr. Wilbur Hamilton, Assistant Executive Director for Administration, was President of the Bay Area NAHRO chapter and will cast the Agency vote at the NAHRO business meeting; Mr. Arnold Baker, Director of the Central Relocation Services, is a member of the national relocation committee; Mr. David Collins, Project Area Director for Yerba Buena Center, will represent Agency community services matters; and Mr. Lloyd Sinclair, Assistant to the Executive Director, will focus on the interpretation and understanding of recent legislation.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 232-74 awarding construction contract for Justin Herman Plaza, Phase II, Embarcadero-Lower Market Approved Redevelopment Project Area E-1, to Paxton-Grosword Construction Co., on the basis of the low bid received and modified, and authorizing the Executive Director to execute same.



NEW BUSINESS (continued)

This item is in connection with the contract for the construction of Phase II of the Justin Herman Plaza. Funds available for the project total \$650,000 and are from private and public sources. Consistent with experience throughout the country the bids received were in excess of budgeted estimates, therefore, it was necessary to modify the plan in order to bring the construction costs within budget availability. The major plan modifications occur within State property where private funds will be applied. Agency General Counsel has taken the position that the entire project should be redesigned and rebid in accordance with State law requirements for public construction, however, Mr. Rumsey recommended that the Members approve the contract since any delays will increase costs and coincide with the upcoming rainy season. Negotiations have taken place with the low bidder to determine ways in which the modified work can be performed within the available budget. Additional funds will be sought from HUD and will cover increased bid costs in the Agency-owned portion. Mr. Rumsey indicated that a similar situation occurred in connection with the Golden Gate Bridge District which negotiated with the low bidder. Mr. Solvin asked Mr. Davis for his comments. Mr. Davis stated that the State statute requires that construction in excess of \$2,500 be awarded by competitive bidding and there is no authority to further negotiate with simply one of the bidders when another one could allege that if negotiations were also carried out with him he might also come up with a lower price. Mr. Davis questioned as to whether the involvement of private funds was sufficient to permit relaxation of competitive bidding requirements since all changes and modifications have been made in the private areas. He indicated that he could only theorize as to what the court would do since it could treat the language of the statutes as being only applicable to the Agency financed area and not to the privately financed area, which would represent approximately \$150,000 in the private sector and \$500,000 in the public area. Mr. Solvin inquired if the Members had any liability and Mr. Davis replied negatively. He noted that no one had disputed the issue but one or the other of the bidder could do so. He pointed out that one of the low bidders was related to the Golden Gateway Center Project, one of the private contributors, and the likelihood of any contest was slight. In reply to Mr. Solvin's question, Mr. Rumsey indicated that the difference between the low and the high bids was \$77,000. Mr. Rumsey indicated that his objection to rebidding was that there was only \$650,000 available, costs would escalate with delays, the rainy season would occur soon, and it would take 90 days to consider the bid proposals again. Mr. Silva inquired if negotiations could be made with the other bidders to see who would lower their bids. Mr. Davis indicated that perhaps this could be done, however, the issue is whether or not bidding can be negotiated at all, since there is no precedent. Chairman Kaplan noted that Federal statutes allow negotiations, and Mr. Davis agreed but added that Agency contract do not contain those provisions and there is no law specifically authorizing use of that procedure. He indicated that he merely wanted to alert the Members, and in his opinion the award of the contract was defensible.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 233-74 travel authorization.



Minutes of a Regular Meeting, September 17, 1974

MATTERS NOT APPEARING ON AGENDA (continued)

This item requests travel authorization for India Basin staff member, Mr. Ed Smith, to attend a training seminar on marketing September 20, 1974 in Los Angeles at a cost of approximately \$62 including registration fee and travel.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 5:40 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
24TH DAY OF SEPTEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 24th day of September 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

LOU D. [unclear]

S. PUBLIC RECORDS

and the following was absent:

None

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Arnold G. Townsend and Ben Stewart, Western Addition Project Area Committee (WAPAC); Esther Marks, League of Women Voters of San Francisco; and Captain Willie Davis, Cal State Patrol.

Representing the press were Kevin Leary, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the minutes of a Regular Meeting of September 17, 1974 and the minutes of an Executive Meeting of September 17, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) The press reported the sad incident that occurred at Hunters Point last Thursday in which two small boys were buried in a landslide while playing near the job site of the Hunters Point North School. The community is understandably upset and the Agency has asked the contractor involved to remain off the job until the matter can be examined further. A report will be made on further developments.
- (b) The matter of the proposed settlement of Yerba Buena Center attorney fees was laid over Monday at the regular Board of Supervisors meeting until October 7, 1974 on the basis that the proposed settlement of the Brinton suit might be considered by the Board before that time. Chairman Kaplan inquired about the decision of Judge Stanley Weigel on the Neighborhood Legal Assistance Foundation



REPORT OF THE EXECUTIVE DIRECTOR (continued)

fees, and Mr. Rumsey replied that he had laid the matter over until October 24, 1974.

- (c) The Yerba Buena Center settlement proposal is scheduled for the Finance Committee of the Board of Supervisors on September 25, 1974 and the decision of that Committee will reach the full Board on September 30, 1974.
- (d) With respect to the Hunters Point brochures placed in the Members' folders, Mr. Rumsey noted that the brochure was done in house and will be distributed next week. Its purpose is to awaken the community to the need of getting on with the completion of the Hunters Point project.

NEW BUSINESS

- (a) Resolution No. 238-74 authorizing extension of funding for the Western Addition Project Area Committee.

This is a contract extension for two weeks until October 15, 1974 for the Western Addition Project Area Committee (WAPAC) to permit completion of negotiations with Agency staff and WAPAC on the agreement recognizing the probable wind-down of certain project activities during 1975. The extension is at the current funding level of \$11,722 per month.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 239-74 authorizing the Executive Director to enter into a contract with Cal State Patrol Service to perform certain patrol services of Agency-owned properties in the Western Addition Area A-2.

This item concerns a continuance of the Cal State Patrol Services contract for one year for security guard services. The 24-hour day two-man vehicular patrol and site office guard will be continued and 8,000 hours of guard services on an as-needed basis to guard possessions of Agency tenants is included also. The total contract is not to exceed \$106,535.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 231-74 authorizing sale of disposition parcels 676-B and 685-D to the City and County of San Francisco for street widening purposes and making certain other findings in connection therewith, Western Addition Approved Redevelopment Project Area A-2.

This concerns disposition of Parcels 676-B and 685-D to the City and County of San Francisco for \$425,835 which represents a pro rata share of actual acquisition and clearance costs. The parcels are part of the Webster Street widening between Post and Bush Streets. The work has been completed on the basis of the City's permit of entry granted by the Members last June.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (d) Resolution No. 240-74 approving and authorizing the Executive Director to extend the agreement with American Building Maintenance, Inc. for the maintenance of miniparks in the Hunters Point Approved Redevelopment Project under the same terms and conditions.

This item represents an extension of the City-funded maintenance agreement for miniparks related to Housing Sites 1 and 2 for six months until April 2, 1975 with the American Building Maintenance for \$2,580 monthly not to exceed \$15,480. Mr. Jensen inquired if the firm had performed its work satisfactorily and Mr. Rumsey answered affirmatively. He noted that last month the Members had approved a training contract for laborers in Hunters Point with this firm and it was anticipated that Agency employees could do this work in the future. Mr. Silva inquired if this firm could proceed with this contract separate from the training contract, and Mr. Rumsey replied affirmatively. Mr. Silva inquired if this contract were to go to bid again who would put it out to bid. Mr. Morris Phillips, Area Director of Hunters Point, indicated that even though it was City funds, the Agency would put it out to bid.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 241-74 awarding Demolition and Site Clearance Contract No. 13, India Basin Industrial Park Approved Redevelopment Project Area, Calif. R-111, to Islais Creek Corporation on the basis of the low bid received and authorizing the Executive Director to execute same.

This concerns award of Demolition and Site Clearance Contract No. 13 in India Basin to the lowest of three bidders, Islais Creek Corporation, for \$71,900 to demolish retaining walls, foundations, slabs, and pile caps, plus removal of approximately 600 timber piles and placement of 10,000 cubic yards of backfill. Mr. Rumsey recalled that part of this work was under contract when it became apparent that an excessively large number of piles existed of approximately 600 more than had been expected at the time the previous contract was awarded. On the basis of unit price in the contract these would have cost \$100 a piece. The Members had therefore elected to cancel the existing contract and put the remaining work and additional pile removal out to bid again and these three bids were received. The low bid reflects a saving over the old contract. In reply to Mr. Silva's question, Mr. Redmond Kernan, Director of the Division of Construction and Engineering, responded that approximately \$18,000 had been saved.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 242-74 approving and authorizing the Executive Director to execute a purchase order to Columbia Mechanical Contractors for installation of duct system for heating of site office in Yerba Buena Center Approved Redevelopment Area R-59.

This represents a purchase order for \$1,790 to the Columbia Mechanical Contractors for installation of ducts for the heating system to be installed in the Yerba Buena Center site office.



NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 234-74 amendment to Agency Personnel Policy concerning Section V.G. "Holidays", Observance of November 11 as Veterans Day.

Mr. Rumsey indicated that the California Legislature has recently enacted a change to the California Government Code to reestablish observance of Veterans Day on November 11th instead of the fourth Monday in October as was provided for in the Code approximately two years ago. There is a change from the earlier designation of November 11 as a holiday in that should it fall on a Saturday or Sunday, the legal holiday would be observed on Friday or Monday, respectively.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 243-74 ratification of travel authorization.

This represents ratification of travel for Mr. Arthur F. Evans, Deputy Executive Director, to Washington, D.C. on September 24 to 26, 1974 to meet with the Mayor and Secretary James T. Lynn, Secretary of HUD. This trip had been previously authorized two months ago but had not taken place.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 244-74 approving claim of Freedom West II in the amount of \$3,966, Western Addition Approved Redevelopment Area A-2.

This concerns payment of a claim for \$3,966 to Freedom West II, the sponsor of Moderate-Priced Private Housing Site 10A in Western Addition, to cover costs incurred by the sponsor's consultant due to incorrect information provided by Agency staff regarding site configuration. Agency General Counsel Henry F. Davis had examined the claim and believes it to be valid. Concurrence from HUD, which was requested in April, has just been received; therefore, payment of this claim is recommended.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4 p.m.

Respectfully submitted,

*Helen L. Sause*  
Helen L. Sause  
Assistant Agency Secretary



F  
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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
1ST DAY OF OCTOBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 1st day of October 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

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and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Thomas J. Mellon, Chief Administrative Officer of the City and County of San Francisco; Sam Caniglia, Piero Patri, A. A. Camesi, and Donald Katz, representing the William C. Haas Construction Company, Inc; William A. Kellar, W. A. Kellar and Associates, Esther Marks, League of Women Voters of San Francisco; Arnold G. Townsend, Western Addition Project Area Committee (WAPAC); Bud Johnson, International Laborers Local Union No. 261; Alex A. Esclamado, Philippine News; and Arnie Asencion, interested citizen.

Representing the press were Steve Yafa, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the minutes of a Regular Meeting of September 24, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) After a lengthy session yesterday the Board of Supervisors by a vote of 8 to 3 passed on the first reading the proposed settlement agreement that would lead to dismissal of the Brinton and Wright suits and the stipulation on the Agency's validation suit. The matter will be on the Board's calendar next Monday for a second reading. The settlement agreement is on the Agency agenda today and in this connection Chief Administrative Officer of the City and County of San Francisco Thomas J. Mellon will join the meeting later.

UNFINISHED BUSINESS

- (a) Resolution No. 230-74 ratifying publication of notice of public hearing for Parcel 762-A and authorizing execution of agreement for disposition of land for private redevelopment and other conveyance documents in accordance therewith, Western Addition Approved Redevelopment Project Area A-2.



UNFINISHED BUSINESS (continued)

A public hearing was held two weeks ago with regard to the disposition of Parcel 762-A to the Philippine Trade Center, which was a joint venture of the Philippine Cultural and Trade Center, Inc. and William C. Haas Construction Co., Inc., to develop the site for office and commercial space as well as for market rate apartments. The hearing was concluded and the Members elected to delay action on the proposed disposition agreement until Agency General Counsel Henry F. Davis could make an examination of the statements and activities being undertaken to evaluate the effect such activities might have on the proposal to enter into the disposition agreement. Mr. Rumsey noted that Mr. Davis was out of the city but had reported to him on the results of this examination. Mr. Davis had made a number of contacts and reported on submission of the reaffirmation by one-half of the joint venture, the Philippine Cultural and Trade Center, Inc. Regarding the distribution of stock, Mr. Davis indicated that he could see nothing that would cause an infirmity on the transaction. There is litigation which is an internal matter of the corporate entity of the Philippine Cultural and Trade Center, Inc., however, this does not affect the ability of the corporate entity to function because the corporation will continue to exist. Mr. Davis found no reason to go behind the reaffirmation of the stock distribution provided by the Philippine Cultural and Trade Center, Inc. Mr. Rumsey indicated that notwithstanding the report made by Mr. Davis, he had concern that there may still remain a possibility that the litigation could delay the development and for that reason he was recommending an amendment to the proposed disposition agreement, which he read as follows:

"(b)(i) In the event the pending litigation entitled Sadang, et al vs. Villa, et al, San Francisco Superior Court #674476, or any similar litigation involving any member, shareholder, officer, or Director of the Philippine Cultural and Trade Center, Inc. precludes the Redeveloper from taking title and commencing construction of the improvements or in the event litigation interferes with the capacity of the Redeveloper to obtain mortgage financing and proceed with the conveyance, or restrains the Agency from tendering title, then the Agency may, at its sole option, declare this Disposition Agreement null and void and there shall be no further obligation by the Agency to convey title to the property described herein on Exhibit "A" to the Redeveloper."

Mr. Rumsey indicated that Mr. Davis had reviewed this language and Mr. Davis agreed it was advisable to include it under the circumstances. Mr. Rumsey indicated his recommendation that another hearing was unnecessary. Mr. Rumsey also indicated that he would like to address the issue to Mr. Katz, the attorney for the defendants in the pending action, as to whether it was his view that the introduction of the proposed amendment would require readvertising and conducting another hearing. Mr. Katz responded that the purpose of the public hearing was to bring out any matters of controversy and the Agency had fulfilled that requirement and as a result he did not believe another public hearing was required. Mr. Katz also noted that the proposed amendment to the disposition agreement was acceptable to the Philippine Cultural and Trade Center, Inc. board members. Mr. Rumsey indicated that the amendatory language was proposed in the interest of the Agency.



UNFINISHED BUSINESS (continued)

MOTION: It was moved by Mr. Jensen that the language of the amendment be adopted. The motion died for want of a second.

Mr. Mosley indicated his understanding that Mr. Davis's report was to be provided and the Members would then have an opportunity to consider his findings and make up their own minds. He indicated that he preferred not to vote on this item at this time. Mr. Jensen indicated that his motion was based on the report of Mr. Davis's findings and the proposed disposition agreement amendment which further protected the Agency interests.

Mr. Rumsey indicated that he had completely presented what Mr. Davis had reported to him, and if the Members preferred to hear the same from Mr. Davis directly the matter could be laid over; however, there was no legal reason not to proceed with approval of the agreement. He stressed that upon receipt of the reaffirmation submitted by an authorized representative of the corporation, any infirmity that might appear would be eliminated by the protective language. He added that Mr. Davis would not return for two weeks. Mr. Jensen withdrew his motion and indicated that it would be preferable to hold the item over two weeks.

Mr. Alex A. Esclamado requested and was denied the opportunity to present additional testimony because the public hearing had been concluded at the Agency meeting of September 17, 1974.

Mr. Rumsey inquired of Mr. Quintin McMahon, Director of Real Estate, Marketing and Business Development, if this delay would provide time for readvertising the hearing. Mr. McMahon indicated that while the advertising would be once a week in two successive weeks, it would take three weeks in order to have two consecutive weeks run, if such a hearing were contemplated. Mr. Rumsey recommended against it.

MOTION: It was moved by Mr. Silva that the item be rejected. The motion died for want of a second.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that disposition of Parcel 762-A to the Philippine Trade Center be held over until Agency General Counsel was available.

NEW BUSINESS

- (a) Resolution No. 245-74 awarding Demolition and Site Clearance Contract No. 16, Hunters Point Approved Redevelopment Project Area, NDP A-5, to California Demolition Company on the basis of the low bid received and authorizing the Executive Director to execute same.

This represents award of Demolition and Site Clearance Contract No. 16 in Hunters Point to the lowest of eight bidders, California Demolition Company, for \$26,017 to demolish twenty-five wartime structures plus one single-family residence. The contractor has performed work satisfactorily for the Agency.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (b) Resolution No. 247-74 awarding House Moving Contract No. I, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Coast House Movers, Inc., on the basis of low bid received, and authorizing the Executive Director to execute same.

This concerns award of House Moving Contract No. I in the Western Addition to the lowest of three bidders, Coast House Movers, Inc. for \$146,000 to move twelve landmark buildings. Mr. Silva inquired if there was to be a change order made to this contract, and Mr. William G. Waterhouse, Director of Project Development, responded that the contract being considered provided for moving twelve buildings; however, before the actual moving of the buildings, preparation of the sites to which they are to be taken is necessary and rather than do this as a separate contract the Members were alerted that a change order for lot preparation would be recommended to them in order to complete this work under one contract. Mr. Silva inquired why this had not been included in the original contract bids, and Mr. Waterhouse indicated that it had not been anticipated early enough to put into the bid documents for the house move. Mr. Silva suggested that the house moving contract be held until bids were secured on the site preparation to ensure that a local contractor had the opportunity to compete for the work. Mr. Waterhouse indicated that it would be suggested that local contractors be used for the site preparation work by the house moving contractor but this does not insure that the contractor will do this. He explained that the change order method to accomplish the site preparation was recommended because of the complex timing. If the moving contract is awarded today the contractor can begin to jack up the buildings which will take approximately one month to do and in the meantime the Agency can issue the change order for site preparation which would also take a month so that by the time the lots are ready, the buildings would be prepared for moving. Mr. Waterhouse indicated that the factor that made the timing critical was the removal of utility wires to permit passage of the houses. The Municipal Railway has indicated that as a result of the need for its diesel busses for football game transportation, there are only three days in November and one day in December during which its diesel busses would be available and on these days only the wires could be cleared for the move. Since the structures are to be moved five each on two successive weeks and two on the third week, this tight schedule makes it important to have the sites ready to receive the structures on those days.

Mr. Silva inquired if it were not previously known that the sites would have to be prepared, and Mr. Waterhouse indicated both the house move and site preparation should have been bid as one contract; however, the exact locations and condition of the sites were not known and therefore the extent of site preparation was not adequately anticipated. Mr. Silva inquired if the site work could be bid by subcontractors subject to Agency approval, and Mr. Waterhouse indicated that he did not know the legal ramifications of this, however, the moving contractor's bid is valid for a period of ninety days running from August 1, 1974 and costs would escalate if it were necessary to seek new bids on the move. Mr. Mosley indicated that the issue of additional costs was secondary to the importance of having the work done properly.

MOTION: It was moved by Mr. Jensen that the contract be approved and the change order work be put out to bid.

Mr. Rumsey indicated that it was his understanding that the process of jacking up and preparing the lots to move the buildings onto would require one month's



NEW BUSINESS (continued)

time and in the interest of scheduling the moves around the dates utility wires would be down it would be better if both activities went on at the same time. Discussion followed on the scheduling of the work within the time frame imposed by the Municipal Railway. Mr. Jensen expressed disapproval that the matter was before the Members after sixty days of the bid submittal had lapsed. The Chairman noted that a motion was before the Members.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Mr. Rumsey requested clarification on authorization of advertising for site preparation work.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that the Executive Director be authorized to advertise for bids for site preparation for the placement of the historical structures.

Mr. Arnold Townsend of the Western Addition Project Area Committee (WAPAC) came forward and indicated that he wished an opportunity for WAPAC to study the item more closely. He stated that WAPAC had not been kept informed of the proceedings and expressed concern that A-2 certificate holders were not given a fair opportunity to use their certificates. Until June 24, 1974 WAPAC did not know that moving costs were to be paid by the Agency. The cost of moving plus the high cost of rehabilitation made it economically infeasible for certificate holders to purchase the structures. He detailed the sequence of events chronologically from the time the buildings were sold to the Foundation for San Francisco's Architectural Heritage for \$500 each through to the house moving bid openings. Mr. Silva inquired about the status of the sale of the structures, and Mrs. Enid Sales, Rehabilitation Supervisor, replied that the Agency still has ownership of the structures but that conveyance was authorized to the Foundation after they were offered publicly for sale August 1972 and that the Foundation for San Francisco's Architectural Heritage had found buyers who could qualify financially for the purchase of the buildings and pay the costs of rehabilitation. She noted that several of the buildings were bid on by certificate holders but they had withdrawn because of the substantial rehabilitation costs. Mr. Mosley inquired what difference there was between these buildings and those to be moved to Fisherman's Wharf. Mr. Waterhouse responded that these were two separate categories of buildings, one of which was for buildings to be moved within the project area and the other was a proposed move of structures out of the project to the northern waterfront. These latter buildings were also sold at a public offering and the move is still in the process of being worked out by the developer and the Port Authority. A report on that proposal will be made later. Mr. Silva inquired if when the conveyance was made to the Foundation was it known that the Agency could pay for moving costs, and Mr. Waterhouse replied that when the bids were opened it was not known but at the time the conveyance was authorized it was known. Mr. Silva expressed concern that there may have been certificate holders who could qualify financially if the housing moves were paid by the Agency. He inquired if the Foundation would seek out certificate holders who had bid, however, Mr. Waterhouse explained that the Foundation has qualified buyers for each building. Chairman Kaplan suggested that Mr. Rumsey discuss the matter with WAPAC and report to the Members.

- (c) Resolution No. 246-74 approving agreement for weed abatement services with Laborers' Local 261, all projects.

This item concerns execution of a one-year contract with Laborers' International Union Local 261 for weed abatement services in all projects for an amount not to exceed \$40,000. This program is one which has provided good service to the



Minutes of a Regular Meeting, October 1, 1974

NEW BUSINESS (continued)

Agency over a long period of time and involves the training and placement into permanent job markets of unemployed persons.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned to executive session after which it would be reconvened into adjourned regular session. The meeting adjourned at 4:30 p.m.

MINUTES OF AN ADJOURNED REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
1ST DAY OF OCTOBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in an adjourned regular meeting at 939 Ellis Street in the City of San Francisco, California at 5:00 o'clock p.m. on the 1st day of October 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

NEW BUSINESS

(d) Resolution No. 248-74 authorizing the Executive Director to execute a settlement agreement in the matter of Duskin v. Alioto, et al., and Williams, et al., v. City and County of San Francisco, all pertaining to the Yerba Buena Center Approved Redevelopment Project Area.

Mr. Rumsey recommended affirmative action on this proposed settlement agreement for the dismissal of the Duskin and Williams lawsuits in Yerba Buena Center which would permit advertising for bids of the public facilities construction and marketing of Agency bonds for financing those facilities. The agreement requires that the Agency take steps to induce development of 900 market-rate housing units on eight sites and requires City payment for legal fees of \$92,000 for William Brinton and \$7,500 for Gerald Wright. Mr. Rumsey noted that the proposed agreement had been amended to provide for payment of fees only after the bonds were sold. Mr. Rumsey indicated that he had given this matter much thought and that his recommendation of approval of the settlement is based on his judgment that this alternative, although distasteful, is preferable to running the risk that the project will be irreparably



NEW BUSINESS (continued)

damaged. Experience with inflation is such that the capacity of the bond issue approved by the Board of Supervisors and Agency is at a point of risk at the present time and the passage of time would only make it more critical. He noted that although it was expected the litigation would be won the time consumed in carrying the cases through all the possible appeals would take time and the escalation of prices could put the project out of business. Mr. Rumsey recommended that the Members approve the agreement as a distasteful alternate.

Mr. Jensen recollects that seven years ago he had first seen the Yerba Buena Center as one of many of the late M. Justin Herman's dreams and that the project was one that people wanted to see built in San Francisco. He deplored the fact that anyone could file a suit and then get paid to withdraw and expressed concern that this would open the door to future actions of this kind. He indicated that this compromise was against his principles and he could not vote for the agreement. Mr. Jensen also indicated concern at the elimination of the sports arena as a feature needed by San Franciscans. In addition, he believed in the project because San Francisco has no facilities at present for accommodating large conventions and the convention center would help San Francisco to prosper.

Mr. Silva indicated that he shared Mr. Jensen's beliefs and concerns but felt that a legal precedent was not being set by this settlement because previous suits had set the precedents. He saw this settlement as disturbing because he did not like to pay fees for such a settlement and did not like to see the deletion of the sports arena but he believed this was a choice of the lesser of two evils.

Chairman Kaplan also indicated his displeasure and added criticism that the San Francisco Examiner headlines had indicated that the settlement agreement was approved. He noted that the Members had a deciding vote on the settlement agreement.

Mr. Lance Burris, Project Director of Yerba Buena Center Public Facilities, came forward and indicated that during the presentations before the Board of Supervisors Finance Committee one of the members of TOOR supported the settlement agreement indicating that the TOOR settlement agreement anticipated provision of 400 units of low-to-moderate priced housing and each day of delay decreased the number of units possible to build, as well as affecting the public facilities. Mr. Burris indicated that \$10 million has been spent for architectural and engineering work to design the finest public facilities in the world. He emphasized that delays will downgrade these facilities and urged that, faced with this choice, the project go forward with this compromise. When the Yerba Buena Center public facilities are under construction then it would be proper to consider obtaining a private developer or a bond issue for the sports arena.

Mr. Thomas J. Mellon came forward and indicated his empathy for the Members' distaste for the settlement. He indicated his awareness of the terms of the settlement and expressed his appreciation for the efforts of the negotiating team in securing what appeared to be the best settlement possible under the circumstances. Mr. Rumsey indicated his support for the sports arena and he recommended that the Members approve this agreement and consider the arena at a later date.



NEW BUSINESS (continued)

MOTION: It was moved by Mr. Jensen that the resolution be rejected. The motion died for want of a second.

ADOPTION: It was moved by Mr. Silva. Chairman Kaplan turned the Chair over to Acting Vice Chairman Jensen. Mr. Kaplan seconded the motion that this resolution be adopted. Mr. Kaplan resumed the Chair, and on roll call the following voted "Aye"

Mr. Kaplan  
Mr. Mosley  
Mr. Silva

and the following voted "Nay":

Mr. Jensen

and the following abstained:

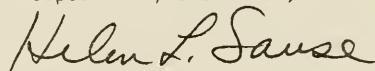
None

The Chairman thereupon declared the motion carried.

ADJOURNMENT

It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:10 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



5/14

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
15TH DAY OF OCTOBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 15th day of October 1974, the place, hour, and date duly established for the holding of such meeting.

The chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Joe Mosley  
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman  
Stanley E. Jensen

The Chairman declared a quorum present.

Robert L. Rumsey, Executive Director, and staff members were also present.

Also present were Sam Caniglia, Piero Patri, A.A. Camesi, and M. Donald Katz, representing the William C. Haas Construction Company, Inc; William A. Kellar, W. A. Kellar and Associates; Esther Marks, League of Women Voters of San Francisco; Arnold G. Townsend, Western Addition Project Area Committee (WAPAC); Alex A. Esclamado, Philippine News; Mr. Esteban Sadang and Mrs. Sadang; Mrs. Rhody Laigo and Mrs. Espirto, representing the Philippine Cultural and Trade Center; Charles Turner, representing Assemblyman Willie Brown; Harold Drummer, Drummer's Janitorial Service; Harold Stein, Crane Pest Control; and Jerry Diamond, interested citizen.

Representing the press were Larry Liebert, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of October 1, 1974 and the minutes of an Executive Meeting of October 1, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Robert L. Rumsey reported to the Members on the following matters:

- (a) At the October 7, 1974 meeting of the Board of Supervisors final reading was given to the ordinance approving the settlement agreement in Yerba Buena Center affecting the Duskin-Wright suit. This action will become final on October 18, 1974. In response to Chairman Kaplan's question, Mr. Rumsey indicated that it appeared the ordinance would become law without the Mayor's signature.



EPORT OF THE EXECUTIVE DIRECTOR (continued)

- (b) At the same meeting the Board voted to delay for 90 days the question of the designation of the Goodman Building as a landmark. This vote followed upon a lengthy public hearing and at the conclusion Mr. Mervyn J. Goodman was asked whether he would be interested in reacquiring and rehabilitating the structure according to rehabilitation standards of the Western Addition Area A-2 Redevelopment Plan for the benefit of the Goodman group. Mr. Goodman indicated that he would have such interest although it was difficult to elicit that statement from him. The opportunity to undertake the repurchase and rehabilitation of the building will be offered to Mr. Goodman and it is being worked on currently.

FINISHED BUSINESS

- (a) Resolution No. 230-74 ratifying publication of notice of public hearing for Parcel 762-A and authorizing execution of agreement for disposition of land for private redevelopment and other conveyance documents in accordance therewith, Western Addition Approved Redevelopment Project Area A-2.

Mr. Rumsey indicated that a public hearing was conducted on September 17, 1974 on the proposal to execute a disposition agreement with the joint venture consisting of the Philippine Cultural and Trade Center, Inc. and the William C. Haas Construction Company, Inc. Following the conclusion of the public hearing the matter was laid over until October 1, 1974 pending the report by Agency General Counsel Henry F. Davis on certain allegations made during the course of the public hearing. Mr. Davis was out of the city and the matter was again laid over until his return. Chairman Kaplan requested Mr. Davis to comment.

Mr. Davis indicated that he had examined all the material presented to the Secretary during the public hearing and had found nothing in any of the documents which would indicate there was any legal inhibition against the Agency in proceeding to action on the matter. He noted that he had requested and received a supplemental Redeveloper's Statement for Public Disclosure relative to ownership of developers, which indicated no change from the original statement submitted December 28, 1973. Mr. Davis reported that he had found no legal prohibition for the action of the Members.

Mr. Alex Esclamado requested and received permission to address the Members. He stated that he was in opposition to the matter and indicated that he was not questioning the legality of the Members' proposed action. He was more concerned with the effect on the Filipino community and the composition of ownership of one-half of the joint venture, and also what the disposition was of the \$120,000 raised from the Filipino community for establishment of a Philippine Cultural and Trade Center which is now a commercial venture. He also wished to know what would happen if one-half of the joint venture failed in performance and if the Filipino community would end up with the William C. Haas Construction Company, Inc. as the owner. He indicated doubt concerning the capacity of certain officials of the one-half of the joint venture to perform and stated that it was difficult to ascertain facts about the terms of the joint venture. He stated that the community wanted to examine the terms of the joint venture so that it would have an opportunity to oppose



UNFINISHED BUSINESS (continued)

terms which could be detrimental to the Filipino community. He stated that one of the principals of the joint venture was to be deported in November and asked that the Members investigate that aspect before acting on the matter. He objected to this being a wholly commercial venture when a resolution had been passed that such a cultural center was to be developed. He stated that the vital interests of the community were affected and that the name of the proposed development indicated that the proposal was representative of the community. Chairman Kaplan asked if there would be any objection if the name were changed, and Mr. Esclamado responded that there would be no such objection. Mr. Esclamado submitted a copy of the April 25, 1973 minutes of the Philippine Cultural and Trade Center, Inc. which is attached hereto and made a part of these minutes and from which he read the following paragraph:

"Mrs. Laigo moved that the Board of Directors appropriate money for Mr. William Kellar for miscellaneous expenses such as parking, mailing, travels, mileage, meals, etc. Seconded by Mrs. Bulatao. Carried."

Mr. Esclamado stated that since Mr. Kellar was still employed by the Agency at the time a conflict of interest existed.

Dr. Esteban Sadang requested and received permission to speak. He stated that he had never had the opportunity to read the proposed contract with the William C. Haas Construction Company, Inc., although his attorneys were able to borrow the contract from Mr. M. Donald Katz, attorney representing the joint venture, but it was not shown to him. He suspected something was amiss. He expressed concern that the venture would fail.

Mr. Katz requested and received permission to speak. Mr. Katz indicated that a fair and equitable contract had been entered into between the Philippine Cultural and Trade Center and the William C. Haas Construction Company, Inc. after six months' negotiation and consideration by the Board of Directors who unanimously approved it. Mr. Katz stated that Dr. Sadang had seen the document and had been one who voted on the agreement and that the joint venture group was predominantly Filipinos who wanted to benefit the community. He stated that it had invested over \$300,000 in the project and wanted to move it forward. He stated that a lawsuit had been filed in the Superior Court of the City and County of San Francisco which had failed to support allegations and that the opposition was a dissident group which had not supported the project. Mr. Katz indicated that the California Department of Corporation counsel had looked into the matter and had closed the case. Chairman Kaplan asked about the acceptability of a name change, and Mr. Katz responded that the corporation would definitely not consider a name change. He noted that the stock had been sold under this name which was a corporate name the joint venture had a right to use. Mr. Katz indicated Mr. Esclamado had had opportunities to put together a center but had done nothing. In reply to Mr. Mosley's question, Mr. Katz responded \$120,000 was put up by stockholders of the Philippine Cultural and Trade Center, Inc.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, that this resolution be rejected and the Executive Director be directed to reoffer the parcel. Chairman Kaplan abstained from voting.



UNFINISHED BUSINESS (continued)

Mr. Katz came forward and stated his objections noting that damages had been suffered by the joint venture since its members had mortgaged their homes to secure the money for the development. Mr. Katz indicated that \$300,000 had been spent and inquired what more could be expected because legally they had complied with all Agency requirements.

Mr. William A. Kellar of W. A. Kellar and Associates came forward and stated that the Agency had passed two resolutions encouraging the joint venture to proceed with the project. He indicated that there were no legal grounds not to approve execution of the disposition agreement. He stated that this group of prospective developers was no different from other developers who had met all requirements of the Agency; in addition, the joint venture had committed itself to great expenditures. He indicated that there was no conflict of interest and that the Department of City Planning had approved the plans. He reiterated that there were no legal grounds for rejection by the Members. He stated that the Agency had always had a policy of attending to the needs of the "little people" rather than the large interests and his group represented the little people who had mortgaged their homes to put up money without interest for the development. In response to Mr. Kellar's inquiry, Mr. Davis stated that all previous actions taken by the Agency constitute no more than an agreement by the Agency to forebear to negotiate with or sell the property to others than the joint venture group for the period specified and did not bind the Members to take action to authorize execution of the disposition agreement. Mr. Kellar inquired about the role of a public agency in encouraging a developer to prepare a proposal, spend his money, and obtain HUD approval, and then fail to execute the agreement with no legal reason. Mr. Kellar questioned taking the parcel off the market for one year and holding the developers' \$120,000 deposit. He noted the cost to the taxpayers and loss of jobs to the city. Mr. Sam Caniglia of the Walter C. Haas Construction Company, Inc. inquired what would happen to the land, and Mr. Rumsey indicated that the Members had directed him to reoffer the land. Chairman Kaplan noted there would be nothing to stop the Philippine Cultural and Trade Center, Inc. from making another offer.

A member of the audience, a Mrs. Espirto, came forward and indicated that an injustice had been done because the Members of the Philippine Cultural and Trade Center, Inc. had mortgaged their property to participate in this development. She noted that she was a member of the Board of Directors of the group and had worked very hard on behalf of the Filipine community. She stated that Mr. Esclamado and his group were acting detrimentally to the Filipine people. She stated that she had been in San Francisco longer than any of the dissidents in working for the community and asked that the Chairman and Members reconsider the matter.

Mrs. Rhody Laigo requested and received permission to address the Members. Mrs. Laigo indicated that she was the Vice President of the Philippine Cultural and Trade Center, Inc. and had been preparing a celebration in anticipation of approval by the Agency. She indicated that Mr. Esclamado had had an opportunity to put up money but had done nothing in the past ten years. She indicated that her group had put the project together and had spent much time and effort as well as sacrifice and that Mr. Esclamado wanted to benefit from this effort.



FINISHED BUSINESS (continued)

Mr. Kellar came forward and noted that the name of the Center could be changed if that were necessary to make it acceptable.

Mr. Rumsey inquired if the Members would consider revision of their action and vote to hold the matter over. He indicated his belief that the Agency had no legal liability to proceed with the action before the Members, although a good deal of work, time and effort had gone into the project. Chairman Kaplan indicated that he was willing to reconsider the matter and hold it over, however, there was insufficient support for the proposal. Mr. Mosley indicated knowledge of what was behind the proposal which influenced his vote and stressed that he was voting his own opinion. He indicated that the people involved should get together to resolve the matter. Mr. Katz indicated that the corporation being considered would remain an entity with which the Agency would deal. Chairman Kaplan indicated that the matter had been considered and voted upon and that there would be no further discussion.

W BUSINESS

- (a) Resolution No. 253-74 authorizing the Executive Director to enter into a contract with the Western Addition Project Area Committee (WAPAC) for citizen participation in Western Addition Approved Redevelopment Project Area A-2.

This concerns renewal of the contract with the Western Addition Project Area Committee (WAPAC) from October 16, 1974 to September 30, 1975. There is an increase from \$30,450 to \$166,528 to cover expenditures, which would enable WAPAC to better organize itself for the time when Federal funding of its activities would no longer be available. The contract provides continuance of the by-law changes effected prior to the July 20, 1974 convention; authorizes a staff change to provide a Relocation Specialist position to assist in the workload; adds a Tenant Services Coordinator; budgets \$1,000 for expanded Board training session; budgets \$5, 000 for a regular publication for community information; increases salaries of \$21 biweekly comparable to those of City and County employees and AGency staff; and provides for the use of student trainees in the fields of planning and urban studies to augment the WAPAC staff. The five-year contract period will conclude September 1975 and WAPAC has been apprised that early next summer discussion will commence on the "wind down" of WAPAC activities.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 252-74 awarding a contract to Testing Engineers, Inc. for personal services for laboratory testing and soils engineering services, Justin Herman Park, Phase II, Embarcadero-Lower Market Approved Redevelopment Project Area E-1.

This is an award of a contract to the Testing Engineers, Inc. for soils engineering and materials for the Justin Herman Park, Phase II, in the Golden Gateway Project Area at a cost of \$12,787.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.



EW BUSINESS (continued)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 254-74 ratification of travel authorization.

This represents ratification of travel authorization for Mr. Arthur F. Evans, Deputy Executive Director, to travel to Washington, D.C. on October 14 to 15, 1974 to meet with HUD officials on discretionary fund applications.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Consideration of equipment purchase.

Mr. Rumsey indicated that there had been previous discussions with the Members concerning replacement of printing equipment in the Central office and it was recommended that the existing press be replaced by the smallest and least expensive of four models capable of meeting Agency needs. Mr. Rumsey recommended purchase of the Heidelberg GTO at a cost not to exceed \$23,000.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that rejected Resolution No. 226-74 be reconsidered.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 256-74 approving and authorizing the Executive Director to execute a purchase order with Dale Williams Co. for installation of a fire hydrant and approximately 600 feet of 8-inch hydrant lead in the Hunters Point Redevelopment Project for an amount not to exceed \$14,700.

Mr. Rumsey indicated that just before the meeting he was provided a letter dated October 11, 1974 from the San Francisco Fire Department pointing out that two hydrants which serve a portion of the Hunters Point area are broken and the only workable hydrant on Northridge Road is more than 900 feet away from occupied buildings and is insufficient to fight a fire should one occur in that location. The Fire Department has advised that this is an extremely hazardous condition and the Agency has therefore taken bids from three companies. The low bid of three was from the Dale Williams Company for \$14,700. In reply to Mr. Silva's question, Mr. Morris Phillips, Area Director for Hunters Point and India Basin, indicated that the replacement would be only temporary as it was to make fire service available to the wartime housing.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 274-74 commending Robert L. Rumsey on the occasion of his retirement from Agency service.



nutes of a Regular Meeting, October 15, 1974

ATTERS NOT APPEARING ON AGENDA (continued)

Chairman Kaplan introduced the following resolution"

"WHEREAS, Robert L. Rumsey is retiring from the service of the San Francisco Redevelopment Agency after 15 years of invaluable contributions both as Executive Director and in other key executive positions;

"WHEREAS, as Mayor Joseph L. Alioto has so aptly noted, "Bob Rumsey has rendered the citizens of San Francisco a genuine, selfless and fine public service during most difficult days for redevelopment in San Francisco. He gave up a great deal of anticipated retirement pleasure to maintain the Agency's program at a high level the past three years and to manage the complex and difficult task of rebuilding our neighborhoods with devotion and distinction."

"WHEREAS, Robert L. Rumsey has well earned the opportunity to finally take advantage of retirement and travel extensively with his wife, Margaret;

"WHEREAS, it is the desire of the Agency Members to commemorate the occasion of his departure from the ranks of the Agency through retirement by expressing publicly the appreciation owed him by all the citizens of San Francisco for his contributions to the redevelopment program; now, therefore, be it

"RESOLVED that the Redevelopment Agency of the City and County of San Francisco does hereby officially express its deep appreciation to Robert L. Rumsey for his unselfish and devoted efforts and accomplishments on its behalf; and, be it

"FURTHER RESOLVED that a suitable copy of this resolution be delivered to Robert L. Rumsey as an expression of the loss the Agency Members and staff consider his retirement to be to the urban renewal program in San Francisco, as well as a token of the personal affection and respect in which he is held."

Mr. Rumsey expressed his gratitude and apologized that his last meeting was such a stormy one.

ADOPTION: it was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

JURNIMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



PHILIPPINE CULTURAL & TRADE CENTER, INC.

Minutes of the Meeting  
April 25, 1973

Place: Treasure Island  
Time: 6:30 P.M.

1. The meeting was called to order by the chairman at 6:30 P.M.
2. Dr. Villa moved that appropriation of \$2,000 be approved for feasibility study by Eugene Aiello, Public Management and Financial Consultant. Seconded by Mr. Ruste. Carried unanimously.
3. Dr. Villa moved that the Board appropriate a petty cash for the sum up to \$300. Seconded by Mrs. Bulatao. Carried by the Board.
4. Mrs. Laigo moved that the Board of Directors appropriate money for Mr. William Keller for miscellaneous expenses such as parking, mailing, travels, mileage, meals, etc. Seconded by Mrs. Bulatao. Carried.
5. It was moved by Mrs. Bulatao that \$250 be appropriated for photographs of design renderings. Seconded by Dr. Villa. Carried.
6. It was moved by Mrs. Laigo that petty cash items for Mr. Dorian be approved by the Board. Seconded by Dr. Villa. Carried.
7. The Board authorized that it entered into an implied contract with Williams & Burrows, General Contractors, in the event that the project comes through.
8. Mr. Bill Keller explained to the Board the following items:  
  - a. Press conference and cocktail to be held at the Jack Tar Hotel on May 22nd, 1973 between 4:00 and 9:00 P.M.
  - b. The Board should present to him a mailing list of invited guests so that his secretary can mail invitations to the affair.
9. Mr. Keller also mentioned the need for the selection of a contractor for the project. He further stated that July 15, 1973 would be the final deadline for the presentation of our bid for the lot to the Redevelopment Agency.

Meeting was adjourned.

*Certified correct:*  
Respectfully submitted,

*Sofia Lozano-Prudenciado*  
Sofia Lozano-Prudenciado  
Secretary of the Board



7/74

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
22ND DAY OF OCTOBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 22nd day of October 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were M. Donald Katz, attorney, and Sam Caniglia, representing the William C. As Construction Company, Inc; Jack Freethy, Elmer J. Freethy Company; Dick Newman, George Inc; Norman Hansen, Wilsey & Ham; Chuck Blair, Daniel, Mann, Johnson and Mendenhall; Eugene Miller, Converse Davis; Don Clark, Cooper Clark; Bob Singer, Testing Engineers; Joseph Yarnell, Yarnell and Ron; Lou Arata, engineering; Leonard Salle, Salle & Associates; Harry Rogers, San Francisco Housing Authority; Peter Mendelsohn, TOOR; Saichi Kawahara, Joyce Nakamura, Frances Brown, Fred Powell, Joseph Diognes, Helen Jones, John Young, Martha Sanger, and Spencer Kuroiwa, Committee Against Nihonmachi Eviction (CANE); Victor Abe, The Mandarin Company; and Arnold Townsend, Western Addition Project Area Committee (WAPAC).

Representing the press were Bill Moore, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Melba Beale, KRON TV Channel 4.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of October 15, 1974, as corrected and as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES Presentation by the Committee Against Nihonmachi Eviction (CANE)

- (a) Mr. Saichi Kawahara, President of CANE, came forward and indicated that he was present to submit a list of demands to the Agency which he asked be discussed at an evening meeting to people could attend without leaving their work. The four demand issues are (1) respect of rights of residents and small businesses, (2) stoppage of harassment, (3) responsibilities of landlord, and (4) prompt payment of relocation benefits. He stated that CANE was fighting for low-cost housing so that people could remain in the community. He claimed the community was being exploited and the people were being oppressed.

Mr. Kawahara recited the history of the Japanese people in the United States and



SPECIAL APPEARANCES (continued)

particularly San Francisco. He stated that the Agency was attempting to destroy their ethnic group and family unity by not providing housing for the residents so that they could remain in the Nihonmachi, and in addition was turning the area into a tourist showcase with the aid of National-Braemar, Kintetsu, and other developers. He stated that the present residents could not afford to pay high rentals and that over 3,000 people had to leave the community. He claimed that the apartments in the Nihonmachi were for junior executives who worked in the financial district. He stated that Mr. William Kellar, former Area Director for Western Addition A-2, had agreed to the demand to serve the needs of the community and this had not been done. He stated that Mr. Gene Suttle, Area Director of WA-2, refused to meet with CANE and the community, and he therefore demanded that the Members require Executive Director Arthur F. Evans and Mr. Suttle answer the four demands. He alleged that the Members had special interests as a result of their occupations instead of the interests of the people of the Nihonmachi.

Chairman Kaplan asked that the record show that he had no connection with the Emporium-Capwell Company and had been retired from that firm and in business for himself for the past three years. Mr. Jensen indicated that many of the community were members of the International Association of Machinists and Aerospace Workers Union who were paid the highest rates in the nation as a result of Union representation.

Mr. Fred Powell, Vice President of CANE, came forward and stated that he had watched the struggle between the Agency and the community for over a decade but had just become fully aware of the situation. He indicated that CANE had attempted to meet with Mr. Suttle and he deplored the fact that residents had to come to the Agency today. He stated that housing is a right of the people and that there is a special need for low-cost housing, otherwise the residents would have to move out of San Francisco's Nihonmachi area; it was for this reason that CANE was formed. He claimed that the Nihonmachi Master Plan had been developed by a few people to change the Nihonmachi into a showcase and instead the Plan should be made to fit the people rather than the reverse.

Mr. Spencer Kuroiwa came forward and stated that CANE served all segments of Nihonmachi and was trying to pull the community together because the redevelopment process was tearing it apart by dispersal of the people. He stated CANE was helping people to live in places they could afford and in their own ethnic groups. He indicated his belief that it was important culturally for these people to be together. He hoped the Members would take this fact into consideration.

Helen Jones came forward and indicated that she was a resident of the community and was concerned about the area and she noted that she believed it was an insecure atmosphere in which to rear children and for families and elderly people to live.

Mr. Joseph Diognes came forward and stated that he was the owner and manager of the International Hotel at 848 Kearny Street and was about to be evicted. He stated that redevelopment was destroying the Nihonmachi, driving out the poor, and destroying housing for low-income people. He inquired what was to be developed besides expensive, high-rise apartments and accommodations for



EICIAL APPEARANCES (continued)

investors from Japan. He stated that the minority poor could not live decently on social security and that he wanted to see the Agency build low-income housing for low-income people. He claimed that the Master Plan did not serve the people, but only served the capitalists.

Mr. Peter Mendelsohn of TOOR came forward and indicated that redevelopment throughout the city had driven everyone out, and that it should begin to do something for the people. He stated that it was deplorable to use money to construct a Japanese concession instead of constructing housing.

Frances Brown of the California Legislative Council for Older Americans came forward and indicated that she worked with the elderly and knew how they lived. She expressed concern about where they were to be relocated.

Joyce Nakamura came forward and stated her support.

Mr. Arnold Townsend of the Western Addition Project Area Committee (WAPAC) came forward and indicated that WAPAC was concerned about relocation efforts in the project and was working to change the methods of the Department of Housing and Urban Development (HUD). He stressed that the Nihonmachi problems were those of the Western Addition A-2 area and expressed concern on relocation resources for families requiring four-bedroom units. He indicated that there was insufficient competition commercially in the Fillmore area which had few shopping facilities. He indicated that WAPAC had no problem with CANE's demands and expressed a willingness to work with the group.

A tenant from the Goodman Building expressed concern about the Agency's property management procedures.

Mary Rogers came forward and indicated that she had mixed feelings about the issues which appeared to be similar to those of seven years ago. She indicated that CANE and the community were not on the same wave length and recommended that CANE members participate in WAPAC which was formed to represent the community and work together to resolve the problems. She recommended that the way to best resolve problems was to sit down and discuss them in an intelligent manner and through WAPAC begin to deal actively with the issues. She indicated her understanding of CANE's concern about evictions but noted that confrontations were not the best answer. She stated that HUD guidelines required the Agency to displace people in an orderly manner into decent, safe, and sanitary housing. She indicated that it was necessary to get the most out of HUD and that the enemy was the Administration in Washington, D.C. She stated that the Administration was moving toward community development block grant funding and if care was not taken the people would not have anything to say about the development process within the next twelve months.

Mr. John Young of the Chinatown Progressive Association came forward to state he supported CANE.

Martha Sanger of the Goodman Building came forward and hoped that CANE and WAPAC could work together to resolve such problems as harassment by the Agency. She claimed the Agency was making a wasteland out of Western Addition A-2.

Mr. Evans indicated that the Agency would meet with CANE at any time but would under no circumstances discuss the confidential files of any family or business.



CIAL APPEARANCES (continued)

Mr. Kawahara wished to discuss the four demands of CANE and asked why Mr. Suttle had refused to meet with CANE. Mr. Evans replied that the items would be discussed at a hopefully productive forum but stressed that under State law confidential information on individual cases would not be discussed unless the individuals wished to discuss such information.

Mr. Suttle came forward and indicated that the two meetings to which he had been invited related to specific cases and that he had had three meetings with CANE at which CANE wished to discuss confidential case information. He stressed that under State law the Agency could not participate in such discussions. CANE was given a copy of the State law. He had invited CANE to meet with him and others and he noted that there had been no response.

Mr. Evans noted that staff often met with groups in the evenings and if CANE wished to set up a meeting to discuss the four demands staff would be available. He inquired if the Members wished a presentation on the status of the Nihonmachi relocation activities.

Mr. Jensen indicated that the Members served on a voluntary basis and directed that Agency staff work on the problems with the community.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting recess for ten minutes. The meeting recessed at 4:35 p.m.

Chairman Kaplan reconvened the meeting at 4:45 p.m.

DIRECTOR OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Justin Herman Plaza was dedicated today and a plaque was unveiled making the name official.
- (b) HUD has made awards to the Agency for its Hunters Point Community Master Plan and the Golden Gateway works of art for design excellence.

RESPONDENCE

- (a) Chairman Kaplan indicated that correspondence had been received relative to the disposition of Western Addition A-2 Parcel 762-A. In response to Chairman Kaplan's request, Agency General Counsel Henry F. Davis indicated that a letter dated October 16, 1974 had been received from Mr. J. Ronald Pengilly, attorney representing the William C. Haas Construction Co., Inc., requesting that the matter of the proposed disposition agreement of Parcel 762-A be reconsidered by the full Board of the Agency. Chairman Kaplan directed the staff to schedule and appropriately notice a hearing for the disposition of Parcel 762-A.

WBUSINESS

Chairman Kaplan indicated that the following items would be taken up out of order.

- (g) Consideration of selection of engineering and surveying consultant for Hunters Point Approved Redevelopment Project.



W BUSINESS (continued)

Mr. Evans indicated that this was one of a series of consultant agreements which have been under consideration for several months during which time a number of firms had been interviewed. A list of the best qualified consultants has been provided to the Members for consideration. These are all equally highly recommended. Mr. Evans noted that three firms had been selected for the engineering and surveying services to Hunters Point primarily for Phase II and related work and indicated that representatives of the firms were present. In response to Mr. Jensen's inquiry, Mr. Evans noted that professional firms are not selected by the bidding process and that the contract price was agreed upon as a result of negotiation with the most qualified firm, since often the best price was not necessarily indicative of expertise.

Mr. Dick Newman, representing Genge Inc. which is the parent company of Murray & McCormick, came forward and aided by a series of charts indicated that his firm's capability of carrying out the work. He stressed the company's affirmative action program and familiarity with HUD requirements in the engineering and surveying field. Mr. Silva inquired about the record of the firm in keeping costs within the project budget. Mr. Newman responded that its experience was in the redevelopment field and it had had extensive experience in staying within such budgetary limitations. In response to the Members' inquiry he indicated that the contract fee was difficult to estimate until negotiations were carried out; however, professional firms use the same fee schedules and therefore the cost of the work would be similar regardless of the firm chosen.

Mr. Norman Hansen, Vice President of Wilsey & Ham, came forward to indicate that his firm would do the work from its local office at 120 Howard Street and that the firm had an experienced staff for the services required. He noted that the firm has an extensive affirmative action program. He also indicated his concurrence in the comments made by Mr. Newman on the contract fee.

Mr. Chuck Blair of Daniel, Mann, Johnson and Mendenhall came forward and indicated that his firm was also well qualified. He explained that his firm was composed of approximately 40 percent architects who were familiar with housing projects. The firm has participated as developers in other redevelopment areas and is familiar with related problems, such as dealing with completion schedules and community problems.

Mr. Mosley questioned Mr. Newman concerning the affirmative action program of Genge, Inc., and Mr. Newman indicated that the firm would comply with the program for the area.

In reply to Mr. Mosley's question, Mr. Evans indicated that if any firm did not conform to the Agency's policies in such areas as affirmative action then the matter would be brought before the Members again.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that staff be directed to negotiate with Genge, Inc. for engineering and surveying consultant services for Hunters Point.

- n) Consideration of selection of consultant for soils consultation for Hunters Point Redevelopment Project.



NEW BUSINESS (continued)

Mr. Eugene Miller, representing Converse Davis, came forward and indicated that his firm was well established in San Francisco and qualified to provide the services. His firm has the technological ability to do the work and a great deal of experience in working with the community. Chairman Kaplan asked about the coordination of the soils engineers' work and Mr. Miller indicated that he expected this would not be a problem because the soils engineers would consult with the other engineers involved in the project.

Mr. Don Clark from Cooper Clark came forward and indicated that because of the rock conditions and stability the emphasis of the work might change to that of geology instead of soils engineering and that his firm was experienced in both areas of work. He indicated his firm consisted of 43 people and that he would be willing to increase the minority participation if the present 17 percent was insufficient. He indicated that the cost of the job would depend on the scope of work and that he would work with all engineering firms being considered for this project.

Chairman Kaplan noted that there was no one representing Woodward-Lundgren.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that staff be directed to negotiate with Converse Davis for soils consultation services for Hunters Point.

- (i) Consideration of selection of material testing consultant for Hunters Point Redevelopment Project.

Chairman Kaplan noted that there was no one present representing the Robert W. Hunt Company.

Mr. Bob Singer of Testing Engineers came forward and indicated that the firm had been in business for twenty years and had an experienced staff. It had performed work on the Justin Herman Plaza and had an affirmative action program with 13 percent minority employment.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that staff be directed to negotiate with Testing Engineers for material testing services for Hunters Point.

- (j) Consideration of selection of master engineering consultant for India Basin Redevelopment Project.

Mr. Evans indicated that the review committee believed that the firm of Wilsey & Ham had the greater strength in the area of engineering for industrial areas, while Genge, Inc. was stronger in the residential work area.

Mr. Silva inquired if the engineering and surveying covered in Item (g) was similar to that in India Basin, and Mr. Evans replied negatively indicating that the difference in India Basin was overall coordination not requiring preparation of detailed plans and specifications. He noted that this work would be contracted to separate firms. In the Hunters Point area, the work is interrelated; therefore, it was recommended that one firm complete the job, including the plans and specifications. Mr. Silva inquired if Genge, Inc. were already on the job and working in the area if it might be less expensive to have it do the India Basin work also. Mr. Newman responded that consideration was given to this



NEW BUSINESS (continued)

point during the interviews and that there would be some economies. Mr. Evans indicated that staff had considered this aspect but recommended separate consultants in accordance with the attempt to get different firms involved.

MOTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that staff be directed to negotiate with Wilsey & Ham for master engineering consultant services for India Basin.

- (k) Consideration of selection of consultant for specific engineering and surveying services for India Basin Redevelopment Project.

Mr. Joseph Yarnell of Yarnell & Ron came forward and indicated that his firm was a small one with a San Francisco office which would be very responsive to the project needs and that it was familiar with the problems in India Basin and experienced in dealing with such problems. He noted that the firm had an affirmative action program.

Mr. Lou Arata representing his own firm indicated that his was also a small firm and that it was familiar with the type of work to be done in India Basin. He indicated that he could meet the requirements for affirmative action participation.

Mr. Leonard Salle of Salle & Associates came forward and indicated that his was a small firm located on the peninsula and that he would work with the minority community. If selected, he indicated that he would work closely with the Agency.

MOTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that the staff be directed to negotiate with Yarnell & Ron for specific engineering and surveying services in India Basin.

- (l) Consideration of selection of consultant for soils consultation for India Basin Redevelopment Project.

Chairman Kaplan indicated that this item would be held over.

Chairman Kaplan indicated that the following items (a) through (e) would be considered together.

- (a) Resolution No. 258-74 awarding Site Clearance Contract No. R-1, Western Addition Area A-2, to J. H. Fitzmaurice, Inc. on the basis of low bid received and authorizing the Executive Director to execute the same.

This concerns award of a site clearance contract to J. H. Fitzmaurice, Inc. for \$29,372 to prepare sites for landmark buildings and work necessary to support adjacent structures.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 259-74 authorizing the Executive Director to execute a work order with the Hetch Hetchy Water and Power Department for the purpose of removing and replacing various Municipal Railway feeder and trolley lines in the Western Addition Approved Redevelopment Project Area A-2.



NEW BUSINESS (continued)

This concerns removal and replacement of feeder and trolley lines for an amount not to exceed \$23,190.64.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 260-74 authorizing the Executive Director to execute a work order with Pacific Gas and Electric Company for the purpose of cutting, removing, replacing or undergrounding of electric feeder and housing wiring in the Western Addition Approved Redevelopment Project Area A-2.

This work order entails cutting, removing, replacing or undergrounding of electrical feeder and house wiring to be performed by the Pacific Gas and Electric Company for an amount not to exceed \$18,700.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 261-74 authorizing the Executive Director to execute a work order with the San Francisco Bureau of Light, Heat and Power for the purpose of rotating street light bracket arms and restoring to original positions in the Western Addition Redevelopment Project Area A-2.

This concerns the work of rotating street light bracket arms and restoring them to original positions at a cost not to exceed \$2,200 for work performed by the San Francisco Bureau of Light, Heat and Power.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 262-74 authorizing the Executive Director to execute a work order with the San Francisco Municipal Railway for the purpose of providing motorized surface transportation in lieu of trackless trolleys in the Western Addition Approved Redevelopment Project Area A-2.

This item would provide motorized surface transportation in lieu of trackless trolleys at a cost of \$10,000 to the San Francisco Municipal Railway. Mr. Evans noted that the total utility movement cost was \$54,090.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 263-74 approving and authorizing the Executive Director to execute Personal Services Agreement HE-28 with Jacobs Associates for engineering consultation services in connection with Site Improvement Contract No. 6M, Hunters Point Approved Redevelopment Project Area NDP A-5-1.

This concerns authorization to contract with Jacobs Associates to evaluate a claim by the Elmer J. Freethy Company in connection with Site Improvement Contract No. 6M in Hunters Point for a cost not to exceed \$25,000. The claim amount is \$538,219. Mr. Evans indicated that the Members had directed staff to investigate whether this matter should be reviewed by a consultant, and it was his judgment that an experienced analyst was necessary to evaluate the claim. Mr. Silva indicated that it was his understanding that the staff would



NEW BUSINESS (continued)

again discuss the matter with the Freethy Company. Agency General Counsel Henry F. Davis indicated that \$360,000 was the settlement figure provided by Freethy. Mr. Silva believed the company had asked to renegotiate. Mr. Davis indicated that since the offer had been rejected by the Members there had been no further discussion. Mr. Silva indicated that there should be further discussion prior to hiring experts, but Mr. Davis recommended that such discussion would be fruitless. Mr. Evans noted that an independent analysis would provide a basis for evaluating the validity of the claim. Mr. Davis explained that there was a suit on file and he would need such an evaluation to prepare that suit on the assumption it would go to trial, and further that he needed expert testimony. Mr. Jack Freethy of the Elmer J. Freethy Company was present and indicated that his company would welcome a review of the claim by an outside interest.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (m) Resolution No. 257-74 authorizing the filing of an amendatory application for loan and grant for Project No. Calif. R-59, Yerba Buena Center.

This is an amendatory loan and grant to increase the temporary loan authorization to \$7,492,573 from \$73,299,392. A similar increase in land disposition proceeds makes it possible to amend the temporary loan with the amendment of the grant.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (n) Resolution No. 251-74 travel authorization.

This represents travel authorization for a three-day seminar commencing November 19, 1974 on management procedures in Healdsburg, California conducted by the American Right of Way Association. Mr. William F. McClure, Deputy Director of Residents and Business Services, will attend for a cost of \$133 tuition and \$38 for lodging.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5:35 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



F  
-74

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
29TH DAY OF OCTOBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 29th day of October 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

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and the following was absent:

None

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Gene Sage, Sasaki, Walker and Associates, Inc; Robert F. LaRocca, Fong, Jung and Nakaba, Associates; Jerry Mitchell, Michael Painter and Associates; Bud Johnson, International Laborers Local Union No. 261; John Jenkins and Robert Marshall, Jenkins Trucking; Morris Bell, M & B Trucking Company; James Beaseley, Willie McDowell, Marcelee Cashmere, Frankie Webb, Richard A. Bancroft, and Martin Johnson, Bayview-Hunters Point Coordinating Council; and John Bowers, Local 400 SEIU, AFL-CIO Civil Service Association.

Representing the press were George Snyder, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of the Regular Meeting of October 22, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES      Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3751-A in the Yerba Buena Center Approved Redevelopment Project Area D-1

(a) Chairman Kaplan announced that this public hearing was cancelled at the request of the redeveloper.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-1 in the Hunters Point Approved Redevelopment Project Area, NDP A-5-1



SPECIAL APPEARANCES (continued)

- (b) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel Y-1 in the Hunters Point Approved Redevelopment Project Area, NDP A-5-1. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) At the request of Mr. James Price, Area Director of the Department of Housing and Urban Development (HUD) a press conference was held in the Office of the Mayor at which Mr. Price presented the completed Environmental Impact Study prepared by HUD and published as of this date. The importance of this document was reflected in the Mayor's statement that thirty days after publication, solicitation of bids would commence for the public facilities in Yerba Buena Center.
- (b) Swearing in ceremonies will take place Octobdr 30, 1974 at 9:30 a.m. in the Mayor's Office for Chairman Kaplan and Mr. Silva.

NEW BUSINESS

- (a) Resolution No. 271-74 approving memorandum of agreement by and between the San Francisco Redevelopment Agency and the Civil Service Association, Local 400, SEIU, AFL-CIO.

This item authorizes approval of the memorandum of agreement with the Civil Service Association, Local 400, SEIU, AFL-CIO for a two-year period from September 1, 1974 to August 31, 1976 covering 46 classifications occupied by approximately 108 staff personnel. Mr. Jensen requested a comment from the representative of Local 400. Mr. John Bowers came forward and expressed the Union's approval of the document and noted that it had come about as a result of good negotiation. Mr. Evans commended Messrs. Wilbur Hamilton, Deputy Executive Director; Michael DiSanto, Assistant Agency Counsel; and Mrs. Kaye Swindoll, Administrative Services Officer, for their part in negotiation of the agreement. Mr. Jensen also commended the Union negotiators for their participation.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 269-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 3751-A, Yerba Buena Center Approved Redevelopment Project Area D-1.

Mr. Evans indicated that the public hearing and action are cancelled on this item.

- (c) Resolution No. 264-74 ratifying publication of notice of public hearing and authorizing acceptance of offer to purchase Parcel Y-1 and execution of agreement for disposition and conveyance instruments in connection therewith, Hunters Point Approved Redevelopment Project Area, NDP A-5-1.



NEW BUSINESS (continued)

This item was the subject of the public hearing just held, and it authorizes execution of disposition documents for an Agency rehabilitation Parcel Y-1 to a certificate holder, Mrs. J. W. Maxwell, a widow in Hunters Point for \$33,500. This four-bedroom home was in India Basin and was structurally sound but because the area is to be an industrial park the dwelling was moved into the Hunters Point area and rehabilitated. Mr. Evans noted that this action demonstrated the Agency's ability to serve individual needs.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 278-74 authorizing the Executive Director to execute Site Improvement Contract No. 12, Hunters Point Redevelopment Project Area, NDP A-5-2, with B. Fontana & Sons, Inc.

This item represents award of Site Improvement Contract No. 12 to the lowest of three bidders, B. Fontana & Sons, Inc., for \$899,219 to extend Hudson Avenue from Cashmere Street to Whitney Young Circle within the Hunters Point project area as well as other related earth work.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 275-74 authorizing the Executive Director to execute agreement with Pacific Gas and Electric Company for gas main extension within the Hunters Point Approved Redevelopment Project Area Site Improvement Contract No. 12.

This is an agreement with the Pacific Gas and Electric Company for extension of gas mains along Hudson Avenue under Site Improvement Contract No. 12 in Hunters Point at a cost of \$6,322 less trenching credit of \$939 for a net cost of \$5,383 which is refundable as future hookups are made.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 273-74 approving and authorizing the Executive Director to execute a purchase order with Del Conte Masonry for installation of glazed brick inserts to the crib wall at the South School site in the Hunters Point Redevelopment Project.

This represents a purchase order with Del Conte Masonry, the lowest of three bidders, for installation of glazed brick inserts in the crib wall adjacent to the South School site at a cost of \$3,500. The work is necessary to eliminate a possible hazard to school children. In response to Mr. Jensen's inquiry, Mr. Evans noted that installation of the bricks was not to alter the appearance of the wall but was necessitated only by safety considerations.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 267-74 approving and authorizing the Executive Director to execute a purchase order for cleaning sewers in the Hunters Point Approved Redevelopment Project NDP A-5-1.



NEW BUSINESS (continued)

This is a purchase order with the Pacific NW Pipeline Survey Co., Inc. for \$11,300 to clean sewers, catchbasins, and manholes of accumulated debris and sediment before acceptance by the City. Until these streets and utilities are accepted by the City it is the Agency's responsibility to perform this work unless a contractor is found contributing to the clogged conditions of such sewers. Mr. Silva inquired when the sewers would be turned over to the City, and Mr. Evans replied that it was expected to be within 45 days. Mr. Jensen asked if this were an unusual case, and Mr. Evans replied that previously there had been minor work of this nature which was necessary and the cleaning had been done by purchase order, however, this was the first case of major street and utility construction planned for conveyance to the City.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 277-74 approving and authorizing the Executive Director to execute a work order with the Department of Public Works, City and County of San Francisco, for installation of side sewer laterals at India Basin Industrial Park Redevelopment Project.

This represents a work order to the Department of Public Works for an amount not to exceed \$95,000 for installation of sewer laterals to service the disposition parcels along Galvez, Fairfax and Evans Avenues in India Basin. HUD has requested that the Agency provide these sewer services because the City is constructing sewer mains under City contracts and it would be more efficient if the City installed the laterals at the same time.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 288-74 approving and authorizing the Executive Director to execute Change Order No. 8-13 to Site Improvement Contract No. 8, Hunters Point Redevelopment Project Area NDP A-5.

Mr. Richard Bancroft came forward and requested that he be heard regarding an off-agenda item, and Chairman Kaplan indicated he would have fifteen minutes for his presentation.

Mr. Evans indicated that approximately one month ago there was an unfortunate incident at Hunters Point in connection with the Site Improvement Contract No. 8 with Bay Cities Construction Company in which two young boys were buried under an earth slide as they played in a fill area in the construction site after working hours. The community became alarmed and the contractor shut down. Since that time a number of conferences with members of the community and staff have been held regarding safety in the area. Mr. Evans indicated that Mr. Bancroft wished to speak regarding increased safety measures. Mr. Evans noted that provisions have been included in Site Improvement Contract No. 12 with regard to such safety measures as security guards and fencing.

Mr. Bancroft indicated that after the two youngsters had lost their lives on September 20, 1974 as a result of the cave-in, a telegram was immediately sent to the Agency, the Mayor, the City Attorney's Office, District and State Attorney General's Offices and immediately after this construction was halted and guards



MATTERS NOT APPEARING ON AGENDA (continued)

and fences were placed on the site. He indicated that a committee was formed to study ways in which to improve safety on the construction sites and that the community wished to be a model of safety standards for the entire nation. He stressed the need for safety for the public, noting that Workmen's Compensation protected workers. He read the demands from the Bayview-Hunters Point Coordinating Council setting forth conditions for safety on Agency construction jobs, a copy of which is made a part of these minutes and attached hereto. He concluded by indicating that these demands were serious and urged the Agency to use its resources and sense of morality to see that these were carried out.

Mr. Jensen suggested that other considerations be made and he noted that he was amazed the gymnasium and pool were unusable and noted that young people had to have a place to play. He indicated that this may have contributed to the tragic deaths, both of the youngsters playing in the fill area and the recent drownings. He believed recreational facilities should be made available as well as safety precautions being considered. In response to Mr. Silva's comment, Mr. Bancroft noted that the Safety Committee was contacting the Recreation and Park Commission.

Mr. James Beaseley came forward and indicated that he was Chairman of the Bayview-Hunters Point Safety Committee appointed by the Mayor. He stressed the need for recreation in the area and noted the Committee had met with Messrs. Morris Phillips, Area Director of Hunters Point, and Earl Mills, Assistant Director for India Basin, to discuss safety precautions to be taken. He indicated that the community wished to have Site Improvement Contract No. 8 proceed and asked that a permanent safety committee be established under the auspices of the Agency. Funding has been requested from the Model Cities Program of \$10,000 to be used as seed money to establish such a committee. He asked the Members to endorse the safety committee.

Mr. Martin Johnson came forward and indicated that he had been working with the Bay Cities Construction Company as a trucker and that there were instances of concern with regard to safety as a result of the speed of the trucks and safety during loading and unloading. He indicated his support of the Bayview-Hunters Point Safety Committee in its efforts to rectify the problem.

Mr. Evans indicated that the Agency contracts with independent contractors who are responsible for their own work. If the Agency prescribes too closely in the performance of work, the Agency becomes liable rather than the contractor. In regard to the list of demands presented by Mr. Bancroft, Mr. Evans noted that Item B-5 would have to be evaluated since it compelled the contractor to seek approval of the joint Agency-Bayview Hunters Point Safety Committee prior to approval of the superintendent of the job. All other items have been considered and the staff recommends their approval as an off-agenda item which would amend Site Improvement Contract No. 8 at a cost not to exceed \$97,300 to provide the following: (1) assuming that three guards on a 24-hour day were needed the cost would be \$67,500; (2) the moving of fences to isolate the site would cost \$18,000; and (3) a safety superintendent on a full-time basis would be \$10,000. These provisions may not all be needed but this will be determined as the plan is implemented. Mr. Jensen inquired about the security guard protection in the area provided by the Agency, and Mr. Evans replied they were used solely to protect Agency property and were not provided to protect construction sites. In reply to Mr. Jensen's question, Mr. Morris Phillips responded that the guard were on a 24-hour per day two-man vehicular patrol. He indicated that the construction area was mostly inaccessible to an automobile



MATTERS NOT APPEARING ON AGENDA (continued)

since there were no streets. Mr. Solvin indicated that he would like an opportunity to look at the area before he voted on the matter and Mr. Jensen concurred expressing concern that the area was so large it would be difficult to patrol constantly in all quarters. Mr. Mosley indicated that the area needed greater coverage and in order to prevent further tragedies immediate attention should be directed to safety. He moved that the change order be awarded. In response to Mr. Jensen's inquiry, Mr. Evans noted that if the work were not properly carried out the order could be cancelled. Mr. Solvin inquired how long it would be before the contract would be completed and Mr. Evans replied it would be four months. Mr. Solvin asked if funds were available and Mr. Evans replied there were limited funds and that approval from HUD was necessary. In response to Mr. Silva's inquiry, Mr. Evans noted that the money would be added to the Bay Cities contract and kept as a separate item so that the Members could inspect the expenditures line item at any time. Mr. Silva inquired if the fencing could be handled under the Agency's fencing and Mr. Evans replied that it was preferable that the contractor be responsible for this obligation. In reply to Mr. Jensen's question, discussion followed on the profit for the contractor in the change order. Mr. Redmond Kernan, Director of Construction and Engineering, indicated that the contractor was to provide the safety measures at a price determined comparable for such services.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

NEW BUSINESS (continued)

- (i) Consideration of selection of consultant for landscape architectural services for India Basin Approved Redevelopment Project.

Mr. Evans indicated that selection of a consultant for the master landscape planning was being considered and that of the firms interviewed, three were selected as having the qualifications to perform the work.

Mr. Gene Sage of Sasaki, Walker and Associates, Inc. came forward and indicated that he had met with the staff and displayed his work. He indicated experience in other industrial parks throughout California, and his eagerness to work with the Agency. In reply to Mr. Silva's question, he indicated that his office was in Sausalito, and that it would take approximately two months' time to complete the landscaping work. Mr. Silva inquired if anyone in the area would be hired on Sasaki's staff and Mr. Sage indicated that it was not anticipated since the firm was already staffed. Mr. Silva asked about the affirmative action program, and Mr. Earl Mills indicated that the Agency's affirmative action requirements would be applicable to all contractors.

Mr. Robert LaRocca of Fong, Jung and Nakaba, Associates came forward and indicated that his was a minority firm which had experience in many areas including industrial parks. He indicated that the firm's office was in San Francisco and that Progressive Architecture periodical had given the firm an award for excellence in design.

Mr. Jerry Mitchell, a partner in the Michael Painter and Associates firm, came forward and indicated that the firm had experience in other projects and industrial parks and had done consultant work for the Agency on a contract basis.



NEW BUSINESS (continued)

MOTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that staff be directed to negotiate with Fong, Jung and Nakaba, Associates for landscape architectural services for India Basin.

- (j) Resolution No. 276-74 approving agreement for pest control services with Crane Pest Control Company, Western Addition Approved Redevelopment Project Area A-2.

Mr. Evans recalled for the Members that they had directed that the pest control contract be put out to bid and the present services provided by Crane Pest Control Company be continued under the same terms and conditions in their agreement which expired October 16, 1974. Crane Pest Control Company has agreed to the extension except that the contract fee be increased to reflect the dollar-for-dollar for any additional retroactive labor cost resulting from union contract negotiations presently being held with Local 14 AFL-CIO. Staff recommends continuation on that basis until competitive bids are received and evaluated.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

Mr. Solvin left the meeting at 4:40 p.m.

- (k) Resolution No. 284-74 approving the purchase of a diesel tractor for the new property management, maintenance, and area beautification contract with the International Laborers Local Union No. 261, Western Addition Approved Redevelopment Project Area A-2.

This concerns purchase of a Ford diesel tractor Model 1000 from the low bidder, Noble Ford Tractor Co., for \$6,174 for use in property maintenance work to be performed by the International Laborers Local Union No. 261 in Western Addition A-2. He noted that funds for this were budgeted in the Local 261 contract. Mr. Jensen asked if the tractor were American-made and Mr. Bud Johnson of Local 261 indicated it was assembled in San Jose.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (l) Resolution No. 265-74 authorizing amendment to contract for legal services in condemnation actions involving Western Addition Approved Redevelopment Project Area A-2.

Mr. Evans indicated that the Agency will be acquiring seventeen additional parcels in the Western Addition and an increase in condemnation legal services provided by Rogers, Vizzard and Tallett in the amount of \$50,000 to cover such services in therefore requested. HUD has approved this increase and funds are available for this purpose. In reply to Mr. Silva's question, Mr. Evans indicated that approximately \$15,000 had already been used up leaving a \$35,000 balance.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.



NEW BUSINESS (continued)

- (m) Resolution No. 266-74 authorizing amendment to contract for legal services with Rogers, Vizzard and Tallett, attorneys at law, Yerba Buena Center Approved Redevelopment Project Area D-1.

Mr. Evans indicated that this action was similar to the previous one and involved an increase in condemnation legal services provided by Rogers, Vizzard and Tallett for \$15,000, of which approximately \$12,000 has already been expended.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that this resolution be adopted.

- (n) Resolution No. 283-74 authorizing the Executive Director to execute a nonwaiver agreement with Pacific Gas and Electric Company for relocation of a duct line adjacent to MPPH Site 16, Western Addition Approved Redevelopment Project Area A-2.

This represents the signing of a nonwaiver agreement with the Pacific Gas and Electric Company to relocate a duct line adjacent to MPPH Site 16 in the Western Addition A-2 area at a cost of approximately \$8,675. The company will perform the work now provided the Agency agrees to a later determination of responsibility for reimbursement for this cost.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (o) Resolution No. 279-74 designating and establishing the Bank of Canton of California as the depository for the Neighborhood Development Program Expenditures Account, Program No. A-5, Stockton-Sacramento Project, and designating and authorizing certain personnel to administer same.

Mr. Evans indicated a depository for funds and rental collection agents is necessary for Stockton-Sacramento Project since property is now being acquired in the project area and the tenants will need a convenient bank at which to deposit their rent payments to the Agency. Chairman Kaplan inquired why the Bank of America was not considered, and Mr. Jensen believed an American bank should be used. Mr. William McClure, Deputy Director of Residents and Business Services, indicated that he had asked the Bank of America near the project to be a depository but it had expressed no interest because it would have to accept the rental payments as well as be a depository. He then approached the Bank of Canton which agreed to the rental collection at no charge to the Agency and in addition, since most of the tenants did not speak English, a bank where Chinese was spoken was considered a favorable factor. Chairman Kaplan indicated that the matter would be held over for two weeks to evaluate the possibility of using an American bank.

- (p) Resolution No. 282-74 authorizing the filing of an amendatory application for loan and grant for Project No. Calif. R-54, Western Addition Area A-2.

- (q) Resolution No. 281-74 authorizing the filing of an amendatory application for loan and grant for Project No. Calif. R-59, Yerba Buena Center.

- (r) Resolution No. 280-74 authorizing the filing of an amended neighborhood development program annual increment application for Program No. Calif. A-5.

Chairman Kaplan indicated that these three items would be considered together. The first item (p) for Western Addition A-2 is an application for increase



NEW BUSINESS (continued)

in the temporary loan amounting to \$2,955,800 and in the project capital grant \$4,249,753. Item (q) for Yerba Buena Center requests an increase in the project temporary loan and project capital grant of \$3,062,400. Item (r) requests an increase in the program temporary loan and capital grant of \$4,961,000. Funds are necessary to carry the projects until a block grant funding is available in July 1, 1975.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

- (s) Resolution No. 272-74 amending Resolution No. 120-74 adopted June 19, 1973 and Resolution No. 113-74 adopted May 28, 1974 establishing classifications and compensation schedule for Agency staff.

This would amend the salary resolution to provide an additional \$15 compensation for staff required to use translation skills in a foreign language for twenty or more hours per month in regularly assigned duties. This recommended compensation is comparable to the practice of the City and County salary standardization ordinance.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (t) Resolution No. 270-74 approving agreement for sidewalk repair services with Pacific Paving Company, Ltd., all projects.

This represents an award to the lowest of two bidders, Pacific Paving Company, Ltd. for replacement sidewalks on Agency owned property at a cost of 50 cents per square foot for applied asphalt and \$1.40 per square foot for installed concrete. It is recommended that the new contract expire at the end of one year or when the total amount of \$100,000 is expended, whichever occurs earlier.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 5 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



~~MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
6TH DAY OF NOVEMBER 1974~~

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 6th day of November 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Joe Mosley  
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman  
Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco.

Representing the press were Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

#### APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the minutes of the Regular Meeting of October 29, 1974, as distributed by mail to the Members, be approved.

#### REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The first of the historical landmark building moves occurred this past weekend. The remaining buildings will be moved during the next two weekends. Mr. Evans expressed appreciation for the cooperation exhibited among the various City Departments and utility companies which contributed to the successful undertaking of such a large-scale move.

#### NEW BUSINESS

- (a) Resolution No. 287-74 authorizing the Executive Director to execute a work order with Pacific Telephone and Telegraph Company for the purpose of cutting, removing, replacing or undergrounding of telephone feeder and housing wiring in the Western Addition Approved Redevelopment Project Area A-2.



NEW BUSINESS (continued)

In connection with the moving of the twelve landmark buildings in Western Addition A-2, authorization is requested to execute a work order with the Pacific Telephone and Telegraph Company to cut, remove, replace or underground telephone feeder and house wiring along the route at a cost not to exceed \$3,500. Funds are available and the Department of Housing and Urban Development (HUD) has approved such work.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Consideration of authorization to advertise Demolition and Site Clearance Contract No. 61, Western Addition Approved Redevelopment Project Area A-2.

This represents consideration to advertise Demolition and Site Clearance Contract No. 61 in Western Addition A-2 for twenty buildings as well as clearing of six parcels from which landmarks buildings had been removed.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 290-74 rejecting all bids received on Site Improvement Contract No. 15, Western Addition Approved Redevelopment Project Area A-2.

Rejection is recommended for the single bid from the Valentine Corporation of San Rafael in connection with sidewalk construction around two moderate-priced private housing sites Nos. 11 and 16 in Western Addition A-2. The bid was 20 percent above the Agency engineer's estimate and was the only one received in response to a mailing to 99 firms on the current mailing list of site improvement contractors. Mr. Evans recommended that since timing was not critical and certain street reconstruction for vacated streets was needed that the work be readvertised as two separate contracts. Mr. Silva expressed concern that seeking new bids would only increase the cost and inquired if there was any indication that others wished to bid. Mr. Evans replied that the price was too high and staff believed lower bids could be obtained. Mr. Silva inquired if the need to include the street work had not been known earlier and indicated his understanding that large contracts were to be broken up wherever possible so that more smaller contractors could bid on them. He noted that the Agency had awarded bids which were higher than the engineer's estimates. Mr. Evans indicated that this was considered to be a small contract but reaffirmed his understanding of the policy of having small contracts. Mr. Silva indicated that this was not a small contract for the average concrete contractor. Mr. Redmond Kernan, Director of Construction and Engineering, indicated that the contract combined the sidewalks for the two sites as a matter of efficiency in performing the work and also indicated that \$58,000 was not a large contract. He noted that it was anticipated the contractors for each individual site would bid on the work but apparently they did not because of the wish not to interfere with one another's sites. Mr. Kernan indicated that the contractors normally bid on work applicable to their own sites and in the future one sidewalk contract would be prepared per site.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that Site Improvement Contract No. 15, Western Addition Approved Redevelopment Project Area A-2, be accepted.



NEW BUSINESS (continued)

- (d) Resolution No. 289-74 authorizing the Executive Director to delegate authority for personnel administration to Administrative Services Officer.

Mr. Evans indicated that this item would delegate certain routine personnel administration duties to the Administrative Services Officer from the Assistant Executive Director for Administration as part of the consolidation of three positions into two. In reply to Mr. Silva's question, Mr. Evans indicated that no salary increase was contemplated at this time. Mr. Mosley expressed concern that the Administrative Services Officer would assume more duties without receiving additional pay. Chairman Kaplan indicated that the meeting would recess for fifteen minutes to executive session.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting adjourn to executive session. The meeting adjourned at 4:05 p.m.

RECONVENTION

The meeting reconvened at 4:15 p.m.

NEW BUSINESS (continued)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted. (Resolution No. 289-74)

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



4

~~MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
12TH DAY OF NOVEMBER 1974~~

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 12th day of November 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Stanley E. Jensen  
Joe Mosley  
James A. Silva

and the following was absent:

Francis J. Solvin, Vice Chairman

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Arnold Townsend, Western Addition Project Area Committee (WAPAC); Sam Caniglia and M. Donald Katz, representing the William C. Haas Construction Company, Inc; S. A. Valledor, V. R. Delano, Severino Ruste, Jeanette Viz, G. Tanifio, Luz Vives, Robert Delano, Mr. and Mrs. Galicia, Angela Mangelsdorf, L. O. Abriam, Jacinto Legiston, M. Garnet, Magdalena Montez, Max Peralta, E. Garcia, Walter Knox, Florida Drapeau, Faye DeGrizmo, Ernesto Catabay, C. R. Medina, Mel Guillermo, Crispi Plca, Ray Cabanilla, J. Bisted, Francisca Gerardo, Dr. F. Gerardo, Salud Cadelinia, Roger Lopez, Andrew Cadilino, A. Gabriel, Telesforce Batara, Florencio Bisted, D. Villa, Angelo Cabe, Lem Ignacio, and Antonio Grafilo, representing the Philippine Trade Center.

Representing the press were Ralph Craib, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of November 6, 1974 and the minutes of an Executive Meeting of November 6, 1974, both as corrected and as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 762-A in the Western Addition Approved Redevelopment Project A-2.

- (a) Chairman Kaplan announced that the public hearing would be continued until November 26, 1974 when all Members were expected to be present.



REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) Over the past weekend four of the historical landmarks buildings were moved to their new locations in the Western Addition A-2 area without incident and this coming weekend more will be moved.

NEW BUSINESS

- (a) Resolution No. 286-74 authorizing execution of agreement for disposition of land for private redevelopment and other conveyance documents for Parcel 762-A, Western Addition Approved Redevelopment Project Area A-2.

Chairman Kaplan indicated that this item would be held over.

- (b) Resolution No. 285-74 travel authorization.

This is a request for travel authorization for Messrs. Evans and Wilbur Hamilton, Deputy Executive Director, and one other staff member to attend the annual workshop of the Pacific Southwest Regional Council of the National Association for Housing and Redevelopment Officials (NAHRO) in Culver City, California from November 17-18, 1974 on implementation of the Housing and Community Development Act of 1974.

ADOPTION: it was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 3:55 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



SF  
1/14

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
19TH DAY OF NOVEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 19th day of November 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

DOCUMENTS

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and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Charles Turner, representing Assemblyman Willie Brown, Jr; Arnold G. Townsend, Ben Stewart, Essie Collins, Dr. Lloyd Dickey, Reverend L. D. Wade, and others representing the Western Addition Project Area Committee (WAPAC); Russell Osterman, Building Enterprises, Inc; H. Welton Flynn, Gene Washington, and Roland Lakes, Pyramid Development Company, Inc; Jamie Jamerson, Jamerson Printing Company; and Peter Mendelsohn, TOOR.

Representing the press were Ralph Craib, San Francisco Chronicle; and Donald Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the minutes of the Regular Meeting of November 19, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES      Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3751-A in the Yerba Buena Center Approved Redevelopment Project Area

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3751-A in the Yerba Buena Center Approved Redevelopment Project Area. There being no persons wishing to appear in connection with the matter, the Chairman declared the public hearing closed.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) Correspondence dated November 5, 1974 was received from Mr. Mervyn J. Goodman on November 12, 1974 relative to his property on Geary Street known as the Goodman Building. Mr. Evans read the letter and a copy is attached to these minutes and made a part hereof. Mr. Evans indicated that about a month ago the Board of Supervisors held a hearing on a petition to overrule the Planning Commission's denial of landmark status for the Goodman Building and that action on the matter was continued for 90 days during which time the Agency was requested to explore possibilities of rehabilitating the building. In response to the Board of Supervisors' request a letter was sent to Mr. Goodman on October 31, 1974 asking him if he would be interested in repurchasing the building and rehabilitating it, and he was given 30 days to send in a proposal. If Mr. Goodman declined to repurchase, then the Agency would seek other entities to perform the rehabilitation and if that effort also failed the Board of Supervisors would be notified that there was no interest. The 30-day proposal period expires tomorrow and Mr. Goodman has only written stipulating as unacceptable the terms and conditions for reacquisition of the property without indicating any means for carrying out the necessary rehabilitation.

Chairman Kaplan inquired if this property had been disposed of to a proposed developer, Mr. Alexander Maisin, and Mr. Evans replied affirmatively, adding that if a plan for preservation of the building was developed there would have to be arrangements made with Mr. Maisin for deleting the structure from the disposition agreement. Meanwhile, the building is in limbo. Mr. Evans recalled the history of the parcel over the past six years. During at least two years of this time, Mr. Goodman had been offered the opportunity to develop the property even to the extent of suggesting joint ventures with certain developers. Nothing came of these efforts and after a condemnation proceeding and several appeals to the Supreme Court, the Agency acquired the property. During the course of the condemnation proceedings the property was offered for sale and Mr. Maisin made a proposal. Mr. Goodman objected to the offering, and the Agency then reoffered the property. Again, Mr. Goodman did not put in a proposal. Now the Agency is offering the building to him again. Mr. Evans indicated that Mr. Goodman has consistently raised objections without making any serious effort to develop his building which is a fire hazard with serious rehabilitation problems. Chairman Kaplan indicated that the property was bound under disposition agreement to Mr. Maisin and that the Agency was obligated to sell to Mr. Maisin at such time as he had complied with the agreement.

- (b) Last week four more Victorians were moved making a total of ten out of twelve to be moved. The final move will be in two weeks.
- (c) The Board of Supervisors approved categorical grant applications for Hunters Point, Yerba Buena Center, and Western Addition A-2 projects. A letter was received from the Department of Housing and Urban Development (HUD) indicating a strong possibility that approximately 30 percent less would be available in funds to the City and the City was requested to scale down its application. It is believed that the projects can operate within this scaled-down basis.

NEW BUSINESS

- (a) Resolution No. 269-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments, all in connection with the sale of Parcel 3751-A, Yerba Buena Center Approved Redevelopment Project Area D-1.



NEW BUSINESS (continued)

This item was the subject of the public hearing and concerns disposition of Parcel 3751-A to Building Enterprises, Ltd. for \$1,100,000 for construction of a seven-story \$12 million office building of approximately 400,000 square feet to provide space for the Pacific Telephone Company in Yerba Buena Center. Construction is expected to start in February but could begin as late as May. This will be the first major private development in the project. Mr. Evans indicated that all City Departments had been most cooperative concerning vacation of streets. Chairman Kaplan inquired how solid was the proposal since this is the third developer who had submitted a proposal based on tenancy by the telephone company. Mr. Evans indicated that one of the principals of the development company was present and could answer any of the questions which the Members might have.

Mr. Russell Osterman of Building Enterprises, Inc. came forward and indicated that his firm had a signed agreement with the telephone company. Mr. Silva inquired if this was the same firm which had built the telephone building in San Jose and Mr. Osterman replied affirmatively. Chairman Kaplan inquired about plans for the building and Mr. Solvin wished to know what type building would be constructed. Mr. Osterman replied that plans had been submitted and that the building was a multitenancy type office building which would be 75 percent occupied by the telephone company which is the tenant on a 20-year lease. Since the Members expressed a desire to review the plans, Mr. Evans suggested that the item be held over one week, and at the same time noted the need to expedite the matter.

- (b) Resolution No. 291-74 consideration and granting Pyramid Development Company, Inc. the exclusive negotiating rights for a period of 120 days for parcels known as the Fillmore Center, Western Addition Approved Redevelopment Project Area A-2.

This item concerns designation of exclusive negotiating rights to Pyramid Development Company for 120 days to allow time for the proposed developer to enter into the tentative agreements with the major users, pursue preliminary planning work, and obtain HUD's concurrence. Delays were encountered because of legal disputes and the developer has now been actively soliciting users for the project with some success.

Mr. Arnold Townsend of the Western Addition Project Area Committee (WAPAC) came forward and indicated that WAPAC opposed the Pyramid Development Company's involvement in the Fillmore Center and read from the May 1970 Agency Fillmore Center offering brochure relative to proposed plans for the Center which he stated were at variance with the developer's plans. He indicated that there were rumors that the name would be changed to Westgate Mall or Golden Gate Complex and that such names did not identify with the community. He stated that after two years Mr. H. Welton Flynn, President of Pyramid Development Company, had come forward with only plans to build a post office. He believed that the Fillmore district was synonymous with the black people and they wanted a cultural center, as well as a social and economic center for black people. He indicated that there were now no restaurants or shops in Western Addition A-2 area and that those who had left had not been guaranteed the right to return. He believed that the community would not benefit economically under the Pyramid Development Company's plans for the Center. He indicated that Pyramid Development had not advised WAPAC of its plans for the post office until a month ago and he opposed extending Pyramid's development rights for four more months. Mr. Townsend noted that Mr. Flynn had said the post office would provide jobs and a clientele for shops in the Center but that he did not believe this could be the case. He stressed that the community wished to have



NEW BUSINESS (continued)

a center of ethnic identity just as do the Chinese and Italians. He indicated that WAPAC had objected to granting Pyramid Development developer-candidate status but were told this was necessary or else no tenants could be interested in the project and now after two years the community was back where it had started with the same developer requesting further extensions. He claimed that the developers had only met three times with WAPAC in 22 months' time, and that WAPAC had instigated such meetings. He stated that there had been no telephone calls nor letters from Pyramid Development and that it did not communicate with WAPAC. As an example of the type of coordination needed, Mr. Townsend indicated that the community should benefit from the tourist industry in San Francisco and had tried to have studies done with bicentennial funds to ascertain if the California Street cable car could be extended to bring visitors into the Fillmore. He stated that the hotels, restaurants, and shops that used to be in the area did not exist at present. He expressed concern that businesses in the Fillmore area were charging what they wished because there was no competition and claimed that the Fillmore was a political payoff. He proposed the community be given 180 days to come back with a plan and developer for the Center. He indicated that he wanted the Fillmore Center to be developed in accordance with what the Agency brochure had indicated it should be.

Mr. Benny Stewart came forward and identified those in the audience who opposed Pyramid Development and indicated that these were a cross-section of the community residents. He asked that redevelopment be made to revitalize the community by making the Fillmore Center the hub. The Center would provide employment for black people and provide a cultural center. He alleged that the Fillmore was a ghost town at the present time. Mr. Stewart submitted two letters to the Members, one from State Senator George R. Moscone, dated November 8, 1974, and the other from Congressman John L. Burton, dated November 18, 1974, regarding the Fillmore area, copies of which are attached to these minutes.

Mrs. Essie Collins, Chairman of WAPAC, came forward and indicated her concurrence with the previous speakers and asked that the Members not grant the extension to Pyramid Development. She indicated that Pyramid Development at the termination of 120 days may come up with something that would not suit the needs of the community.

Reverend L. D. Wade came forward and indicated that Pyramid Development had had sufficient time to develop the Fillmore Center. He stated that WAPAC was not receiving any input from the firm and urged that Pyramid not be given an extension. He asked that WAPAC be given a chance to come up with a proposal.

Mr. Peter Mendelsohn came forward and indicated that there should be more stores and that preference should be given to the black people. He thought it important that the Agency live up to its agreements.

Mr. Townsend indicated that there would be market rate housing in the Center and acknowledged that financing would have to be found. He was indignant that Mr. Flynn had so little respect for WAPAC, which was representative of the community.



NEW BUSINESS (continued)

Dr. Lloyd Dickey came forward and indicated that he wished to see the Western Addition look like a total community similar to that of Diamond Heights with housing and shopping facilities. He indicated that project funds were not provided by HUD to subsidize Federal developments such as the post office and commercial ventures such as Pyramid proposed.

Mr. Jamie Jamerson of the Jamerson Printing and Enterprises came forward and indicated that Pyramid Development was not accessible for discussion and was unacceptable.

Mr. H. Welton Flynn of Pyramid Development Company, Inc. came forward and indicated that the statements made by some of the speakers were without foundation. He indicated that there was no fight with his firm and WAPAC and that he had attended eight meetings with WAPAC. When he was unable to attend meetings personally, Mr. Roland Lakes, a Pyramid principal, was in attendance. He indicated that the Fillmore Center development was involved in litigation from March 3, 1974 until November 21, 1974, and that as a result of the court suit there was a document of record spelling out the criteria for occupancy of space in the shopping center. He stressed that no space would be given away. He indicated that the post office would be a consolidation of four scattered postal substations and while there were no new jobs in the postal facility it would bring people into the area who would shop. Mr. Flynn indicated that one reason for the requested extension of time resulted from Agency General Counsel Henry F. Davis's indication that if all documentation were submitted it would take sixty days for an agreement to be worked out with HUD and that the Agency could not deliver title to the land at present. He also indicated that there had been nothing to discuss on the lawsuit because no one knew what decision would be reached. Mr. Flynn explained that the post office facilities would occupy approximately 15 percent of the total area in the Center and that the Fillmore Merchants Association had approved it by a vote of 19 to 1. Mr. Flynn stated that Pyramid had not met with WAPAC when requested to do so because it did not have plans or cost figures and proposed that it would attempt to answer questions. Pyramid indicated to WAPAC that plans would be available about October 29, 1974 and informed WAPAC it would discuss these plans but no response was received from WAPAC. On October 15 a registered letter was mailed to Mr. Townsend requesting a meeting but there was no response. On November 6 the plans were received and were hand delivered to WAPAC's office with a letter requesting WAPAC have an opportunity to discuss them but nothing was heard until today. Mr. Flynn stated that neither he nor WAPAC were perfect but that he felt Pyramid attempted to communicate. He indicated that much time was lost when the first anchor tenant, Montgomery Ward and Company, had pulled out and that now various types of businesses were contemplated for the Center. He indicated that the criteria had been worked out and there was material for discussion. He stressed that Pyramid had not displaced anyone and had no title to any land. He stated that it was anticipated that every type of business would come back into the area. With reference to strip stores, Mr. Flynn indicated that a \$20- to \$30 million project could not be financed by stores on \$100 per month leases.

Mr. Evans asked Mr. Flynn to outline the present status of the project and activities that would be going forward if a four-months' extension were granted. Mr. Flynn indicated that the post office plans were being finalized, as well as those of a \$10 million soft goods department store to be brought in by



NEW BUSINESS (continued)

Coldwell Banker and Company. Also, the appropriate agreements would be developed to provide for HUD's consideration. Mr. Flynn indicated that Marquis and Stoller, architects, were also working on cost figures. Mr. Flynn stressed that there would be no negotiations with smaller tenants until the anchor tenants were determined.

Mr. Solvin inquired what the total square footage of land in the project was and Mr. Flynn responded that it was 742,208 and of this the post office would require approximately 15 percent, or about 113,437 square feet. Land area remaining on the west side, excluding the post office land, would be 281,771 square feet. Land area for the east side would be 331,000 square feet. Rentable space for the department store would be 87,563 square feet. Rentable space on the east side, including the department store, would be 166,240 square feet and rentable space on the west side, including office and retail space, would be 160,912 square feet. In response to Mr. Solvin's question, Mr. Flynn indicated that Coldwell Banker would rent all available space after the anchor tenants were determined. Mr. Solvin asked if the two anchor tenants were obtained could construction proceed on a shell which would provide rental space, and Mr. Flynn indicated that construction would proceed in phases until completion.

In response to the Members' questions, Mr. Flynn indicated that the post office would own the site and that Pyramid would build the department store. Mr. Evans noted that these two components would provide the financing to go forward with the plans for the east side of the project which would include the space for rentals. Mr. Flynn answered affirmatively. Chairman Kaplan clarified the point that after the post office and dry goods store were secured a shell would be built immediately on the east side, and Mr. Flynn concurred. Mr. Solvin inquired about the status of plans for the post office, and Mr. Flynn indicated that these were being worked on since the Agency had expressed concern about such aspects as parking and landscaping. Mr. Flynn indicated that he should have an answer within 60 days regarding the post office negotiations.

Mr. Evans noted that as indicated by Mr. Flynn the Pyramid Development Company had been hindered by litigation and the loss of its major anchor tenant, Montgomery Ward. He noted that the post office was ready to go forward and that it appeared the tenancy of a major unnamed dry goods store had been secured. Mr. Evans stressed that two years had been invested in this developer which would be wasted if the relationship were broken off when the developer appeared to be making progress. He noted that in his judgment, although the plans were not completely satisfactory, they were a substantial beginning in terms of site layout offering space for small shops along Fillmore Street. Mr. Evans indicated that another four months' investment would permit completion of the master plan and determine the interest of the department store. The post office facility, although it is not a retail commercial facility, will bring a large number of people into the area. Mr. Evans stressed that delays beyond the developer's control had slowed progress of the development, and it has been difficult to communicate with WAPAC because Mr. Flynn has had nothing to communicate.

Mr. Silva inquired about Pyramid's willingness to discuss the best use of the Center with the community, and Mr. Flynn responded affirmatively. Mr. Flynn also indicated he would try to meet with WAPAC. Mr. Mosley indicated that a meeting should be held by Pyramid and WAPAC before the 120-day extension is considered since the Members did not desire to make a decision on one group over another. He suggested that the matter be held over. Mr. Flynn indicated his willingness to meet with WAPAC.



NEW BUSINESS (continued)

MOTION: It was moved by Mr. Mosley, seconded by Mr. Solvin, and unanimously carried that the exclusive developer-candidate's rights of Pyramid Development Company, Inc. for the Fillmore Center in the Western Addition A-2 project be extended until December 3, 1974.

Mr. Townsend indicated that WAPAC did not wish to appear unbending and would meet with Pyramid Development but noted that he did not expect such a meeting to be fruitful since there were things Pyramid did not want to do. He indicated that there were certain things the community needed and he wanted a guarantee these would be provided. He stressed that WAPAC did not want to develop the Center itself but felt it should be afforded an opportunity to put a package together and come up with a developer of its own. Mr. Evans indicated that an attempt was made to find a community group to develop the Center and that Pyramid Development Company, Inc. had come forward in this capacity. He added that Pyramid was not bound by the Fillmore Center offering brochure referred to by Mr. Townsend since its development proposal was not made in response to that offering, however, the brochure did embody the Agency's objectives for the Center. Mr. Townsend indicated that he knew nothing of the lawsuit settlement conditions and asked that the results be circulated to the community. Mr. Flynn indicated that WAPAC was a party to the suit and should provide this information to the community. Chairman Kaplan indicated that the matter was being held over two weeks.

- (c) Resolution No. 268-74 authorizing the purchase and installation of replacement carpeting in portions of the Hunters Point/India Basin Site Office.

This concerns replacement of 300 square yards of indoor-outdoor carpeting in the upper building of the Hunters Point site office to replace the worn-out carpet originally installed in 1969. The lowest of four bidders, Wall to Wall, Inc., will install the carpeting for \$2,811.81 plus applicable taxes.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 292-74 authorizing the Executive Director to expend \$2,750 for advertising, India Basin Industrial Park Approved Redevelopment Project.

This item requests authorization to place an advertisement in San Francisco, an annual magazine at a cost not to exceed \$2,750, which would feature the India Basin Industrial Park and enhance the marketing program. In response to Mr. Silva's question, Mr. Earl Mills, Assistant Area Director for India Basin, indicated that the magazine was distributed internationally, as well as to 500 top corporations in the United States.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 293-74 travel authorization.

This represents a travel authorization for two staff members to attend the Fourth Annual Conference of the Western Regional Citizen Participation Council, Inc. from December 6 to 8, 1974 in San Diego. Registration fees of \$30 and related travel expenses are to be paid from available funds.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.



MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 294-74 authorizing the filing of an amendatory application for loan and grant for Project No. Calif. R-54, Western Addition Area A-2.

Mr. Evans indicated that this item related to an increase in the grant application.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 296-74 approving and authorizing the Executive Director to execute Change Order No. I to Demolition and Site Clearance Contract No. 13, India Basin Industrial Park Approved Redevelopment Project Area R-III.

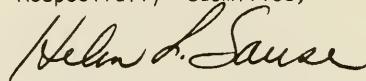
Mr. Evans indicated that this item represented a change order for \$22,000 to Demolition and Site Clearance Contract No. 13 in India Basin to Islais Creek Corporation for removal and disposal of 400 timber piles at the unit bid price of \$55 per pile. Mr. Redmond Kernan, Director of Construction and Engineering, indicated that in addition to the known 600 piles, these 400 were discovered in a random pattern after the ground was opened and he distributed photographs to the Members showing the piles under layers of fill. Mr. Kernan explained that if a structure were built upon this type of fill, it would rest partially on piles and partially on soil and would create a major construction problem.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Solvin, and unanimously carried that the meeting be adjourned to executive session. The meeting adjourned at 5:50 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



251 Kearny Street  
San Francisco, Ca., 94108  
November 5, 1974

NOV 12 '74 AM

Redevelopment Agency  
City and County of San Francisco  
939 Ellis Street  
San Francisco, Ca., 94109

Attention: Mr. Melvin C. Ury,  
Assistant to Executive Director

Re: GOODMAN PROPERTY

1-3133-005

Gentlemen:

Your letter of October 31, 1974, acknowledging receipt of mine of October 12, 1974, requests that I consider yours of October 21, 1974, as a response to my said letter. However, neither of your letters give me any of the information I seek, to wit:

1. That any reacquisition include not only the Goodman Building (Lot 11, Block 714), but the Van Ness Avenue frontage as well. Your letter of October 21, 1974, mentions only the Goodman Building;
2. That I be reimbursed for legal fees and costs incurred by me in the defense of my right to improve my own property;
3. That I be reimbursed for lost rentals; and
4. That the fire damage to the property fronting on Myrtle Street be repaired.

In short, I want the entire property back and in the same condition it was when taken. This, I believe, is eminently fair.

So that we are not working at cross purposes and in order to reduce the expense and burden of paper work on each of us, I suggest we meet and endeavor to arrive at some basic understandings so that a firm commitment may be made, with each of us fully understanding the problem. Once I have your views definitely in mind, I can then come to some intelligent understandings with the tenants.



Redevelopment Agency  
City and County of  
San Francisco

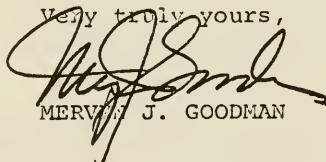
-2-

November 5, 1974

As to the Van Ness Avenue property and the newspaper articles indicating that Mr. Maisin is raising a question about its return, permit me to call attention to the Minutes of the meeting of your Agency held on May 5, 1970, at which time I protested the Agency contracting with Maisin and called attention to the legal proceedings I had commenced seeking inter-alia to prevent conclusion of the sale. Maisin's Attorney, at that time, admitted having full knowledge of my proceedings, but said that he chose to disregard same and informed the Agency that Maisin was acting with full knowledge of Goodman and Leibert's rights. Accordingly, he is not now in a position to raise any meaningful objection to the reacquisition.

Furthermore, if it will be of any help in dealing with Mr. Maisin, I am perfectly willing to consider reacquisition of the property adjoining my Van Ness Avenue parcel which was formerly owned by and acquired by Redevelopment from the LaGrange Gold Mining Company.

After you have had a chance to review the above, I would appreciate hearing from you.

Very truly yours,  
  
MERVIN J. GOODMAN

MJG:GDL:hb

P.S. Will you please have this letter read at the next Regular Meeting of the Redevelopment Agency and entered in full in the Minutes.

MJG

cc: Clerk, Board of Supervisors  
of San Francisco  
Mr. James A. Price,  
Area Director HUD  
Mr. Kim Clark  
Ms. Pamela Dostal  
Ms. Martha Senger



SACRAMENTO ADDRESS  
ROOM 5122  
STATE CAPITOL  
89814  
PHONE: (619) 445-0503

DISTRICT OFFICE  
840 VAN NESS AVENUE  
ROOM 208  
SAN FRANCISCO 94102  
PHONE: (415) 887-3868

STATE SENATOR  
GEORGE R. MOSCONE  
TENTH SENATORIAL DISTRICT  
REPRESENTING  
SAN FRANCISCO  
IN THE

*Senate*

DEMOCRATIC FLOOR LEADER

COMMITTEES  
EDUCATION  
ELECTIONS AND  
REAPPORTIONMENT  
HEALTH AND WELFARE  
INDUSTRIAL RELATIONS  
JUDICIARY

CHAIRMAN, SENATE SUBCOMMITTEE ON  
NUTRITION AND HUMAN NEEDS

CHAIRMAN, SENATE SELECT  
COMMITTEE ON THE CONTROL OF  
MARIJUANA

JOINT COMMITTEE ON  
LEGISLATIVE ETHICS  
SENATE AD HOC COMMITTEE ON  
INDIAN AFFAIRS

November 8, 1974

Mr. Walter Kaplan  
939 Ellis Street  
San Francisco, California 94115

Dear Mr. Kaplan:

The Western Addition was once a thriving business and social community. There were places for its residents to shop, places for entertainment, and places for recreation.

Two years ago, Pyramid Developers and The Redevelopment Agency came to the Western Addition with promises that the Fillmore would be revitalized. Their plans presently call for a large Post Office and a department store. We would like to see the rights of former A-2 people guaranteed in coming back into any center built in the Western Addition.

We support the right of WAPAC and community residents and business people to participate in defining their needs and determining how they can best be met. The Western Addition A-2 area, better known as the Fillmore, has great significance in San Francisco, and as a hub of black activity adds to the ethnic mix that has made San Francisco such an exciting place to live.

Sincerely,

*George R. Moscone*  
GEORGE R. MOSCONE

GRM:fin



JOHN L. BURTON  
6TH DISTRICT, CALIFORNIA

COMMITTEE ON  
GOVERNMENT OPERATIONS  
SUBCOMMITTEE:  
CONSERVATION AND  
NATURAL RESOURCES

1610 LONGWORTH HOUSE OFFICE BUILDING  
WASHINGTON, D.C. 20515  
(202) 225-5161

Congress of the United States  
House of Representatives  
Washington, D.C. 20515

DISTRICT OFFICES:  
450 GOLDEN GATE AVENUE  
SAN FRANCISCO, CALIFORNIA 94102  
(415) 856-1333  
910 D STREET  
SAN RAFAEL, CALIFORNIA 94901  
(415) 457-7272

November 18, 1974

Mr. Walter Kaplan  
939 Ellis Street  
San Francisco, California 94115

Dear Mr. Kaplan:

The Western Addition was once a thriving business and social community. There were places for its residents to shop, places for entertainment and places for recreation.

Two years ago, Pyramid Developers and The Redevelopment Agency came to the Western Addition with promises that the Fillmore would be revitalized. Their plans presently call for a large post office and a large department store. We would like to see the rights of former A-2 people guaranteed in coming back into any center built in the Western Addition.

I support the right of WAPAC and community residents and business people to participate in defining their needs and determining how they can best be met. The Western Addition A-2 area, better known as the Fillmore, has great significance in San Francisco and as a hub of black activity adds to the ethnic mix that has made San Francisco such an exiting place to live.

Sincerely,

  
JOHN L. BURTON, M.C.

JLB:lsg



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
26TH DAY OF NOVEMBER 1974

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The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 26th day of November 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
Joe Mosley

and the following was absent:

James A. Silva

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Russell Osterman, Building Enterprises, Inc; Nathaniel Wilburn, Sons of Jesus Christ; Betsy Newman, The Goodman Group; and Dennis L. Kent, interested citizen.

Representing the press were Ralph Craib, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Mosley, seconded by Mr. Jensen, and unanimously carried that the minutes of the Regular Meeting of November 19, 1974 and the minutes of the Executive Meeting of November 19, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 762-A in the Western Addition Approved Redevelopment Project Area A-2.

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3724-B in the Yerba Buena Center Approved Redevelopment Project Area D-1.

Chairman Kaplan announced that both of these public hearings would be recessed to December 10, 1974.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:



REPORT OF THE EXECUTIVE DIRECTOR (continued)

- (a) Last week the Neighborhood Legal Assistance Foundation petitioned for attorneys' fees in connection with the Yerba Buena Center project and at a hearing before Judge Stanley Weigel a determination will be made by him if the Agency and the Foundation could not reach an agreement. It is the Agency's judgment that the fees should not be paid, since the Foundation has had sufficient time to present its claim. It is probable that there will be an appeal situation which in any event would have no bearing on the sale of bonds for Yerba Buena Center.
- (b) Several weeks ago the Western Addition Project Area Committee (WAPAC) raised a question concerning the offering of the landmark buildings since the Agency is now paying the costs of moving these buildings. WAPAC indicated that certificate holders could have bid on the buildings because the Agency was paying for the moves. The Agency then reoffered the structures to certificate holders but no proposals were received.

r. Solvin joined the meeting at this time.

- (c) At a meeting on November 25, 1974 called by the San Francisco Planning and Urban Renewal Association (SPUR) to discuss the issue preventing housing construction in Hunters Point on Phase II and Sites 4 and 5 and attended by Chairman Kaplan along with representatives from the Department of Housing and Urban Development (HUD), the San Francisco Housing Authority, and the Bayview-Hunters Point Joint Housing Committee, there was no resolution of the matter which remains a stalemate. The Housing Authority is unwilling to proceed with demolition of the 191 units of public housing which stalls the housing in Phase II and Sites 4 and 5. Chairman Kaplan also indicated that no progress was made and he saw no solution.

UNFINISHED BUSINESS

- (a) Resolution No. 269-74 approving the disposition price and method of sale; ratifying publication of notice of public hearing; and authorizing acceptance of offer to purchase and execution of agreement for disposition and conveyance instruments; all in connection with the sale of Parcel 3751-A, Yerba Buena Center Approved Redevelopment Project Area D-1.

This item was held over from a previous meeting and concerns disposition of Parcel 3751-A to Building Enterprises, Ltd. for \$1,100,000 for construction of a \$12 million seven-story office building, representing the first construction in the Yerba Buena Center project, scheduled to commence in February 1975.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

Mr. Dennis L. Kent requested and received permission to address the Members. He indicated that he had provided the Members with a letter in which he stated his objections to the above-cited resolution because the preliminary plans for the proposed development on the site included no provision for retention of the existing Clara Park. He alleged that the park was an important symbol of the people who had planted and maintained the gardens. He also indicated that the design of the proposed office building was not an innovative one and that some provision should be made for open space.



UNFINISHED BUSINESS (continued)

Mr. Evans indicated that arrangements had already been made to move the trees and shrubs to permanent locations in the Western Addition A-2 area. He indicated that the park was started by residents without Agency approval, but that they appeared to be satisfied with the plans for saving the plants and were fully cognizant that the land would be needed for development. Mr. Jensen inquired if the land belonged to the Agency and Mr. Evans answered affirmatively. Mr. Jensen was concerned that people were digging holes in the project area searching for relics, old coins and bottles and Mr. Evans acknowledged this. Agency General Counsel Henry F. Davis indicated that these were trespassers and there was no liability on the part of the Agency. Mr. Jensen indicated concern for the potential danger and stressed that he was not in favor of allowing the situation to continue. Mr. David L. Collins, Area Director for Yerba Buena Center, indicated that the lots in question were fully fenced and warnings had been posted against trespassing. He indicated people had access by breaking in and/or climbing over the chain link fences and then opening the gates. He also noted that there were no buildings in the area and that all the children had moved out two to three years ago. In response to Mr. Jensen's concerns, Mr. Collins indicated that Agency staff, although insufficient to police the area, has attempted to keep the fences in good repair and has replaced gate locks. He added that no permission was given for the digging.

- (b) Resolution No. 279-74 designating and establishing the Bank of Trade of San Francisco as depository for the neighborhood development program expenditures account, Program No. A-5, Stockton/Sacramento Project and designating and authorizing certain personnel to administer same.

This item was also held over from a previous meeting and represents selection of a depository for rental receipts for the Stockton/Sacramento project tenants at a convenient location for them. Of four banks interested, two would provide free service, the Bank of Canton of California and the Bank of Trade of San Francisco, both of which have Chinese-speaking personnel.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, and unanimously carried that this resolution be adopted.

BUSINESS

- (a) Consideration of City budget request.

This item concerns the annual City budget request for 1975-1976 which contains the following items: (1) \$6,000 for payment of Agency Members' fees, (2) \$32,000 for demolition of former Housing Authority structures at Hunters Point which will leave \$8,000 left from fiscal year 1974-1975 will complete this program, and (3) \$36,000 for maintenance of landscaped areas at Hunters Point. The total request is \$74,000. Since community development funds will be on a 100 percent grant basis, it is therefore unnecessary this year to request the \$1 million reserve for the City's one-third local share of grants-in-aid.

Miss Betsy Newman of the Goodman Group came forward and requested and received permission to address the Members. In reply to Mr. Solvin's questions, Miss Newman indicated that she was a tenant in the Goodman Building for the past month and was representing Mrs. Martha Sanger who was ill. She indicated that she was present to read a proposal with reference to the Housing and Community Development Act of 1974, Sections 105 A1 and 105 A4, authorizing expenditures for acquisition and rehabilitation of properties which provide



NEW BUSINESS (continued)

low-income housing, as well as funding for restoration and rehabilitation of historic sites. She indicated that the building qualifies under these provisions and was therefore requesting that it be included in the budget request.

Mr. Evans indicated that this request was from the City's ad valorum property tax budget which has no connection with Federal money and that an opportunity for the proposal to be made would come up a later date when distribution of the Federal block grants would be considered by the Agency and City. Mr. Evans indicated that the group would be notified when hearings would commence.

Mr. Wilbur W. Hamilton, Deputy Executive Director, indicated that these should commence next month and public notices would be sent to residents to make input with respect to allocations and to provide an opportunity for them to make proposals for distribution and use of block grant funds. Mr. Evans stressed that his comments in no way related to the eligibility of the proposal for Federal funds.

ADJOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:05 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
3RD DAY OF DECEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 3rd day of December 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Esther Marks, League of Women Voters of San Francisco; Arnold G. Townsend, Mary Helen Rogers, Mrs. Josephine Brewer, Fred Noldon, and Benny Stewart, Western Addition Project Area Committee (WAPAC); H. Welton Flynn and Roland Lakes, Pyramid Development Company, Inc; Arthur McMillan and James E. Williams, Dore Wrecking Company; Jamie Jamerson, Jamerson Enterprises; Helen M. Erickson, Fillmore Merchants Association; Dexter Woods and Dennis L. Kent, interested citizens.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of November 26, 1974, as distributed by mail to the Members, be approved.

UNFINISHED BUSINESS

(a) Resolution No. 291-74 consideration and granting Pyramid Development Company, Inc. the exclusive negotiating rights for a period of 120 days for parcels known as the Fillmore Center, Western Addition Approved Redevelopment Project Area A-2.

Mr. Evans indicated that this item was held over from a previous meeting in order to allow time for the Pyramid Development Company, Inc. (PDC) and the Western Addition Project Area Committee (WAPAC) to meet and discuss their differences. It is still the recommendation of staff that the negotiating rights of PDC be extended for 120 days. Chairman Kaplan indicated that this item would be considered at the end of today's agenda.



NEW BUSINESS (continued)

- (a) Resolution No. 300-74 awarding Demolition and Site Clearance Contract No. 61, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Dore Wrecking Company of Sylmar, California, on the basis of low bid received and authorizing the Executive Director to execute same.

This item concerns award of Demolition and Site Clearance Contract No. 61 in Western Addition A-2 to Dore Wrecking Company for \$71,474 for demolition of 19 buildings plus clearance and backfilling of six sites previously occupied by landmarks buildings.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 299-74 authorizing the Executive Director to enter into an owner participation agreement with a certain property owner in Western Addition Approved Redevelopment Project Area A-2, Block 719, Lot 2.

This is a request for authorization to execute an owner participation agreement with the British Motor Car Distributors, Ltd., a California corporation, which covers rehabilitation work already completed on their building, a designated landmark designed by Bernard Maybeck situated at Van Ness Avenue and Ellis Street. Cost of rehabilitation was approximately \$220,000 covering replacement and installation of exterior marble facing, new windows, replacement of sidewalks, restoration of exterior ornamentation and miscellaneous repair work, all in accordance with the Western Addition A-2 Rehabilitation Standards. Mr. Evans explained that usually the owner participation agreement is signed prior to the work being done but in this case there was a change of ownership and the rehabilitation work already started by the previous owner had to be renegotiated with the new owners. In answer to Chairman Kaplan's question, Agency General Counsel Henry F. Davis reaffirmed that the work conformed to rehabilitation standards and noted that the owner participation agreement binds both the Agency and the owner participant and their successors, making it a perpetual agreement.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 301-74 approving and authorizing the Executive Director to execute Change Order No. 8-13 (revised) to Site Improvement Contract No. 8, Hunters Point Redevelopment Project Area NDP A-5.

- (d) Resolution No. 302-74 authorizing the Executive Director to execute a supplement to the contract with K & B Guard Services for a special patrol assignment in the Hunters Point Redevelopment Project Area NDP A-5.

Chairman Kaplan indicated that these two items would be considered together. The first concerns a revision of Bay Cities Paving and Grading Company's Change Order No. 8-13 to delete \$67,500 for guard service from a change order approved on October 29, 1974 in a total amount of \$97,300 for increased safety measures. Items remaining in the change order include fencing, full-time safety officer, and lighting for the site. The second item amends the K & B Guard Service contract to provide job site guard services at \$6 per hour not to exceed \$60,000. Bay Cities had a significantly high mark-up for overhead and profit in connection with the guard service and this item



NEW BUSINESS (continued)

was therefore deleted from their contract and added to the existing K & B Guard Service contract, with the Agency assuming no liability for the contractor's supplies or equipment.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that these resolutions be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Resolution No. 303-74 travel authorization.

This is a request for travel authorization for Mr. Wilbur Hamilton, Deputy Executive Director, and Agency General Counsel Henry F. Davis to attend the meeting of the Southern California Executive Directors Association on state legislation in Los Angeles, California on December 5, 1974.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

UNFINISHED BUSINESS (continued)

- (a) Mr. H. Welton Flynn of Pyramid Development Company, Inc. came forward to address the Members and stated that in accordance with the Members' instructions PDC had met with WAPAC to resolve their differences. He personally was unable to attend the meeting and deferred to Mr. Roland Lakes to explain what had taken place. Mr. Lakes indicated that the following six basic concerns which WAPAC had in connection with the PDC proposal were: (1) that no post office be constructed in the Center; (2) that PDC provide a plan in writing as to how the project certificate holders would be able to reenter the Center; (3) that provisions be made to allow community people to buy land and build their own structures in the Fillmore Center area; (4) that WAPAC be allowed to participate in the architectural design; (5) that the Fillmore Center brochure published by the Agency in 1970 be reinstated as the development criteria for the Center; and (6) that the development be named the Fillmore Center, rather than the Westgate Mall. Mr. Lakes indicated that these concerns were taken back to the PDC Board of Directors which indicated that its position in regard to (1) was to include the post office facility in the area; (2) the certificate holders and community would have a right to reenter the Fillmore Center in accordance with the guidelines established this past week by the lawsuit; (3) portions of land would be made available to the community people or WAPAC to develop the areas for recreation and entertainment purposes; (4) WAPAC would be able to participate in the architectural design; (5) reinstatement of the Fillmore Center brochure as the development criteria was referred to the Agency; and (6) PDC agreed to the name "Fillmore Center". Mr. Lakes indicated that he had conveyed these decisions to WAPAC.

Mr. Benny Stewart of WAPAC came forward and indicated that WAPAC had not yet received the PDC answer but nothing PDC said would change the minds of those in WAPAC who would work to prevent the post office facility from being part of the Fillmore Center. In connection with (2) he stated that there should be some type of statement guaranteeing certificate holders and businesses reentry; (3) people should have a right to purchase or rent land and that the Fillmore was not an isolated commercial community from which people who had been asked to move could not reenter and start commercial enterprises;



UNFINISHED BUSINESS (continued)

(4) architectural participation was agreed upon; (5) the Agency's brochure should be reinstated since WAPAC felt strongly that it was the basis of policy concerning plans to be followed by any developer; and (6) the change of name was agreed upon as the Fillmore Center.

Mr. Arnold Townsend came forward and indicated that people should benefit from the Center both by having an opportunity to revitalize the community by commercial enterprises which they owned themselves and by having a viable center. He indicated that he had no knowledge to date of the settlement details of the lawsuit. He asked that the certificate holders, as well as noncertificate holders, be given an opportunity to enter into the Center and expressed concern about people being able to pay the rent. He indicated that WAPAC was not considering becoming a developer.

Mrs. Mary Helen Rogers came forward and inquired about the rights being granted PDC and also if PDC would be allowed to sell land to the post office. If so, she asked if this same advantage would be offered to those living in the community so that they might develop their businesses. Mr. Evans responded by defining exclusive negotiating rights as a statement by the Agency not to offer the land to anyone else for the next 120 days. With respect to the post office, Mr. Evans indicated that PDC could sell land to the post office but only after a number of bodies had approved the transaction, one of which is the Members of the Agency who have not as yet specified their intentions, and the other is the Department of Housing and Urban Development (HUD). From the staff viewpoint, support of the transaction for the post office would be forthcoming only if it clearly precipitated the construction of the Center. Mrs. Rogers stated her understanding that at the inception of the Fillmore Center the community was informed land could not be sold to individuals and that they would have to form a corporation and build but now it appears the community can buy the land first. Mr. Evans indicated that this issue concerned piecemealing development of the Center not involving the post office which is part of the concept of a total development. The other issue was one of profit and Mr. Evans indicated that redevelopment land could not be purchased and then sold for profit unless a building were first constructed upon such land. Mrs. Rogers noted that the Nihonmachi had small businesses and Mr. Evans indicated that this was one of many development concepts possible and that when the Agency offered the Fillmore Center brochure in 1970 it simply offered a number of possibilities which could be used to accomplish a total development program. He explained that in the Nihonmachi land was sold to the corporation which then sells the land at the same price to individuals. He indicated that the Agency was envisioning a center along the lines of the Nihonmachi and had expected development proposals for that type of development. He related that Dr. Carleton Goodlett had presented a proposal which could have been developed in a number of ways but after a year did not choose to continue the project.

Mrs. Rogers indicated that there had been a long struggle in collecting black groups to work together and PDC should offer some opportunity for black people to buy into the Center which she considered to be a complement to the surrounding housing. She asked that PDC work and communicate with the community and indicated that she wanted to see the Center built. She indicated that if land were to be sold to the post office then it should also be offered to the people in the community.



Minutes of a Regular Meeting, December 3, 1974

UNFINISHED BUSINESS (continued)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

Chairman Kaplan indicated that in 120 days PDC would come back with a proposal and that it would depend on what was brought in at that time as to whether another developer would be sought at that time or not.

ADJOURNMENT

It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:10 p.m.

Respectfully submitted,

*Helen L. Sause*  
Helen L. Sause  
Assistant Agency Secretary



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10/74

MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
10TH DAY OF DECEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 10th day of December 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Stanley E. Jensen  
James A. Silva

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and the following was absent:

Joe Mosley

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were State Senator George R. Moscone; Esther Marks, League of Women Voters of San Francisco; Harold Moose, Moose-Nishkian; Severino Ruste, Rhody Laigo, J. D. Buted, Robert and Vickie Delano, Salude Cadelinia, Crispin Picar, Jessie Pesadas, Agaton Gabriel, Leonardo Abriam, Telesforo Batara, Domingo Alameda, Melecio Guillermo, Jacinto Llapitan, Mario Llapitan, Gloria Abriam, Clemencia Corpus, R. M. Pascua, F. Flipol, Faye DeGuzn, Mr. and Mrs. E. Galicia, Tony Reyes, Violet Loago, Jeanette Vis, Florencio Buted, Gabriele Tambio, Angelo Cabe, Alene Soria, Angelina Corpus, Marquez Bautista, Celestino Alfafara, D. Villa, Tony Grafilo, Teresa Estan Stark, Joram Altman, Ken Dion, Sally Famarin, Sal Sycuia, Philip Abend, Mary Rapadan, B. Afedi, Ernest Hilano, Walter Knox, Dr. Francisco Gerardo, Francisca R. Gerardo, Mrs. John Harrison, Sid Valledor, M. Jacoban, Frank Mangrobang, representing the Philippine Trade and Cultural Center, Inc; Sam Caniglia, William C. Haas Construction Company; Donald Katz, attorney for the Philippine Trade Center; Piero Patri, architect for the Philippine Trade Center; Victor Abe, representing the Nihonmachi community; and Alex A. Escalamado, Philippine News.

Representing the press were Larry Liebert, San Francisco Chronicle; and Don Canter, San Francisco Examiner.

APPROVAL OF MINUTES

It was moved by Mr. Solvin, seconded by Mr. Jensen, and unanimously carried that the minutes of the Regular Meeting of December 3, 1974, as distributed by mail to the Members, be approved.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 762-A in the Western Addition Approved Redevelopment Project Area A-2

Chairman Kaplan read a statement indicating that due to a minor technical modification in the disposition agreement the Agency has republished a hearing notice for the disposition of Parcel 762-A, and since the matter had previously been heard and discussed in full,



SPECIAL APPEARANCES (continued)

the hearing today would be directed to new matters not touched upon at the previous public hearing. Chairman Kaplan also indicated that discussion would be limited to fifteen minutes for each side, after which the Members would ask questions and take a vote.

- (a) Chairman Kaplan indicated that State Senator George R. Moscone was present and wished to make a statement. Senator Moscone came forward and commented on the enormous contribution made by the Filipino community to the City and County of San Francisco and that the proposed development would be a monument to their contributions. He urged an affirmative vote by the Members for construction of the Center. He indicated that he did not wish to appear to be interfering with an independent agency but had been asked to appear by members of the community. He offered to respond to the Members' questions. Chairman Kaplan thanked Senator Moscone for appearing. Chairman Kaplan asked if anyone present wished to speak for the affirmative side.

Mr. Sam Caniglia, representing the William C. Haas Construction Company, came forward and indicated that he was the Executive Vice President of the Company and Project Manager of the joint venture having responsibility for coordination of the project. He noted that his company had willingly submitted requested information and he summarized the project development indicating that the project cost would be between \$28- and \$30 million and that construction was anticipated to start from mid- to late summer. It would generate many jobs in the trades, as well as many permanent positions. The project would also provide about \$800,000 per year in property taxes. He added that the William C. Haas Construction Company would run the project to its completion.

Mr. Piero Patri of Whisler-Patri, architects, came forward and briefly reviewed the illustrative drawings for the Members, indicating that the site bounded by Golden Gate and Van Ness Avenues and Turk and Franklin Streets would have office and apartment towers around a central plaza. The main plaza level access from Golden Gate and Van Ness would feature a restaurant, a number of shops, the Philippine Cultural and Trade Center office, and a number of other commercial enterprises including a cinema, health club, and bank. The second level would have assembly and banquet facilities plus a second restaurant. There would also be three underground levels of parking for 600 automobiles. The entire area totals some 300,000 square feet, plus office and apartment towers of 144 market-rate apartments. Mr. Patri indicated that the buildings met City requirements in regard to height and bulk. Construction is to start in the later half of 1975.

Mr. Severino Ruste came forward and indicated that he was the President of the Philippine Cultural and Trade Center and that this proposal was accepted by the Members in 1973 and that they had designated the joint venture of the Philippine Cultural and Trade Center and the William C. Haas Construction Company, Inc. after which certain legal requirements were to be met within 180 days. He indicated that the members of this corporation had invested their savings and met all criteria and now wanted the Center built. Mr. Ruste recited the difficulties Filipinos had in putting together the project and asked that they not have to wait any longer for realization of their dreams. Mr. Ruste invited those favoring the development to stand and the majority of those attending arose. In response to Chairman Kaplan's inquiry, Mr. Caniglia indicated that this was strictly a commercial development.

Mr. Alex Esclamado of the Phillipine News came forward to represent the opposing view and indicated that Senator Moscone had come forth to support the proposal of the Philippine Cultural and Trade group but that today the



SPECIAL APPEARANCES (continued)

Members were being asked to approve a development called the Pacific Trade Center. He pointed out that this did not have any Filipino cultural connotation and claimed there was deception. He indicated he was speaking for the Filipino element included in a cultural and trade center. He wanted a project that all Filipinos could be proud of and not just a commercial venture. He cited the fact that the Board of Supervisors had passed Resolution No. 706-72 on November 6, 1972 endorsing the concept of a cultural center for the Filipino community and stressed that he was not in support of the Pacific Trade Center because he wanted to see something every Filipino could identify with. He also indicated that he did not want the William C. Haas Construction Company involved in the enterprise because the relationship between it and the Philippine Cultural and Trade Center was never divulged with respect to terms and conditions of their agreement. He alleged that money for the development was raised illegally because those collecting the funds had no authority to sell stock to the public. He claimed that people thought they were contributing to a cultural center and now all that is proposed is a commercial development. He named Dr. Dominador Villa and Mrs. Rhody Laigo as persons who sold \$10 stock for \$50. He indicated that he had contacted the California State Department of Corporations to protest their activities but was informed that only a victimized individual could file a complaint. He alleged that the employment of Mr. William Kellar as consultant to the Philippine Cultural and Trade Center was highly irregular and stated that he had worked for the Agency and had accepted money from the corporation at the same time, thus constituting a conflict of interest. He claimed that he had submitted to the Members clear evidence to this effect.

Mr. Jensen indicated that he believed Mr. Evans should make a recommendation to the Members on the issue. Mr. Evans indicated that staff recommended that the project be approved on the grounds that it is a purely commercial venture which the developer has the apparent capacity to complete. He indicated that it was the most visible parcel of land to be conveyed in Western Addition A-2. He noted that the land sale was \$2.4 million and that the site would be conveyed in August of 1975 to meet the development schedule. Mr. Evans indicated that the design was an excellent one with provision for low-rise ten-story buildings conforming to height and bulk, as well as zoning limitations. He also noted that this was the only proposal submitted for this site and in his judgment it fully met the desired goals of the Redevelopment Plan of the Agency. He noted that the site was always considered for commercial development and the possibility for a cultural development was at the option of the developers. He stressed that there had never been a representation by the Agency staff that the site was to be a cultural center.

Mr. Jensen inquired what information Mr. Evans had regarding jobs, and Mr. Evans responded that the construction would generate an estimated 350 to 400 jobs since the developer is proposing to do the entire block at one time and not piecemeal. No figures were available at present concerning permanent jobs within the site. Mr. Jensen questioned whether or not the Members would be performing a legal act in approving the development and he indicated concern that a former Agency employee was involved in the development. Agency General Counsel Henry F. Davis replied that he had found no evidence of illegality.

Mr. Silva asked if there was any truth to the allegations set forth in the letter from Supervisor Quentin L. Kopp dated December 9, 1974 and Mr. Davis indicated that none of the legal points cited had any application to this situation. Mr. Silva stressed, after asking Mr. Caniglia questions, that no one



SPECIAL APPEARANCES (continued)

was trying to eliminate a legitimate project from the city and as a property owner he would welcome an increase for the property tax roll. He did, however, wish to know which financial institutions were involved. Mr. Caniglia indicated that Mr. Haas had been in touch with two institutions, one of which was the New York Life Insurance Company and the other the Metropolitan Life Insurance Company. Mr. Silva inquired if the project were not voted upon today would the financing be lost. Mr. Caniglia responded that it was important to proceed as soon as possible but he could not substantiate the fact financing would be lost if the vote were not taken today. Mr. Silva addressed himself to Mr. Donald Katz, attorney for the Philippine Cultural and Trade Center, Inc., and noted that through a lack of communication information requested by the Members was not presented until today. Mr. Katz indicated that the information requested by the Agency was previously presented but he understood that additional information was requested and this too had been submitted today to the staff. Mr. Katz noted that he preferred that this material not be discussed at a public meeting. Mr. Silva indicated that the information would take some time to review. He questioned Mr. Katz, inquiring if he understood that the Agency was subsidizing the project by one-quarter to one-half million dollars. The Chairman stated that all property was sold at fair market value and with the possible exception of Diamond Heights was subsidized. Mr. Silva then questioned Mr. Katz concerning his request that the development be considered by the full board. Mr. Katz indicated that he had to consider his clients' best interest and that this request had now been waived. Mr. Silva indicated that Mr. Mosley had requested through him that the matter be held until he could be present to vote. Chairman Kaplan indicated that Mr. Mosley had intended to be present today and had agreed that the matter be heard today whether he could attend or not. Mr. Silva asked that the matter be put over until he personally had time to go through the material presented to staff but not yet given to the Members, but that this request was no reflection on how he would vote. Chairman Kaplan denied the request. There being no persons appearing in connection with the matter, the Chairman declared the public hearing closed.

NEW BUSINESS

- (a) Resolution No. 286-74 authorizing execution of an agreement for disposition of land for private redevelopment and other conveyance documents for Parcel 762-A, Western Addition Approved Redevelopment Project Area A-2.

ADOPTION: It was moved by Mr. Jensen, seconded by Mr. Solvin, that this resolution be adopted, and on roll call the following voted "Aye":

Mr. Kaplan  
Mr. Solvin  
Mr. Jensen

and the following voted "Nay":

None

and the following abstained:

Mr. Silva



NEW BUSINESS (continued)

The Chairman thereupon declared the motion carried.

Mr. Jensen left the meeting at this time.

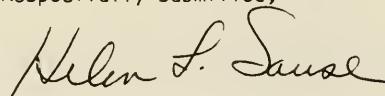
Mr. Silva requested that the record reflect his abstaining from voting because he had had insufficient time to review the material submitted to staff on the day of the meeting.

Chairman Kaplan announced that the second public hearing scheduled for today would be recessed until December 17, 1974.

ADJOURNMENT

It was moved by Mr. Solvin, seconded by Mr. Silva, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:20 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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~~MINUTES OF A REGULAR MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
17TH DAY OF DECEMBER 1974~~

The Members of the Redevelopment Agency of the City and County of San Francisco met in a regular meeting at 939 Ellis Street in the City of San Francisco, California at 3:30 o'clock p.m. on the 17th day of December 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Francis J. Solvin, Vice Chairman  
Joe Mosley  
James A. Silva

and the following was absent:

Stanley E. Jensen

The Chairman declared a quorum present.

Wilbur W. Hamilton, Acting Executive Director, and staff members were also present.

Also present were George S. Dolin and George L. Harena, Hertzka and Knowles; Norman B. Hansen, Wilsey and Ham; Robert L. Rocca, Fong, Jung, Nakaba Associates; Byron Nishkian, B. L. Nishkian, Engineers; and Noboru Nakamura, Van Bourg/Nakamura.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

SPECIAL APPEARANCES

Public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3724-B in the Yerba Buena Center Approved Redevelopment Project Area D-1.

- (a) Chairman Kaplan opened the public hearing to hear all persons interested in the matter of the proposed transfer and conveyance of Parcel 3724-B in the Yerba Buena Center Approved Redevelopment Project Area D-1.

Mr. Byron Nishkian requested and received permission to address the Members. Mr. Nishkian indicated that he was one of the developers for this property and was also an owner of adjacent property. The proposed development will be partly on the disposition parcel and partly on his own property. Mr. Nishkian therefore would be a participating owner as well as a developer of the parcel. He explained that in May 1971 he was designated as the developer of the site and after that litigation halted work in Yerba Buena Center, however, that has now been settled. He also indicated that the TOOR settlement required that the Imperial Hotel remain on the disposition parcel until August 1976, but it is now timely to begin developing the preliminary drawings and seeking interested tenants. He indicated that the development would consist of a 24-story building with office, commercial, and residential uses on the order of the Fox Plaza. There would be three commercial floors of 55,000 square feet, eleven floors of 235,000 square feet of office space, and above that eight floors of 96 market-rate apartment units. At the street level would be one floor of restaurants and shops. Mr. Nishkian explained that development



SPECIAL APPEARANCES (continued)

costs are estimated at \$20 million. It is anticipated that preliminary plans will be submitted by January 1976 and approval would be by mid-1976. It was his intention to submit by September 1976 evidence of mortgage financing. The Agency will be able to commence demolition of the Imperial Hotel in August 1976 and then construction could be started. He noted that the location was at Fourth and Howard Streets extending to Holland Court and Minna Street and that the disposition and owner participation parcels totaled 55,250 square feet. He indicated that Hertzka and Knowles were the project architects, and their representatives Messrs. George S. Dolin and George L. Hanna were present to respond to any questions that the Members might have.

Chairman Kaplan inquired about the Agency's ability to consider disposition of this early date, and Mr. Wilbur Hamilton, Acting Executive Director, indicated the Agency could enter into a disposition agreement which would be contingent upon the Agency's ability to deliver the parcel. He indicated that Mr. Nishkian was aware of this condition and accepted disposition on that basis. There being no further persons wishing to appear in this matter, Chairman Kaplan declared the public hearing closed.

NEW BUSINESS

- (a) Resolution No. 295-74 approving sale of Parcel 3724-B to Yerba Buena West, a joint venture; authorizing the Executive Director to enter into owner participation agreement respecting Lot 18 in Block 3724; and to execute agreement for disposition of land in Yerba Buena Center Approved Redevelopment Project Area D-1.

This item was the subject of the public hearing just completed and concerns execution of an owner participation agreement for Parcel 3724-B with the owner of Lot 18, the Elsie S. Nishkian Corporation, and a disposition agreement for Parcel 3724-B with Yerba Buena West, a joint venture of Western Growth Fund-Nishkian and Associates. The sales price is \$898,750 and construction is scheduled to commence within 60 days of the estimated take-down date of October 1976.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 304-74 approving and providing for the execution of a second amendatory agreement amending Neighborhood Funding Agreement No. 4 for Loan and Capital Grant Contract No. Calif. A-5(LG) by and between the San Francisco Redevelopment Agency and the United States of America.

Mr. Hamilton indicated that at the time the Stockton/Sacramento project was incorporated into the NDP program the most current legal description was used but the title company has now refined the description and has recommended a change to be included in the Loan and Grant Contract.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 306-74 approving and authorizing the Executive Director to execute Personal Services Contract HE-27 with Converse, Davis & Associates for soils consultation services in connection with the Hunters Point Approved Redevelopment Project.



NEW BUSINESS (continued)

On October 22, 1974 the Members designated four firms for the negotiation of contracts for engineering services. These negotiations have been concluded and the resultant agreements are now recommended for the Members' authorization. This item is the agreement for soils engineering services with Converse, Davis & Associates for the Phase II Hunters Point work to be done at a cost of \$320,000 on a time and materials basis. Staff has had no previous contract with the firm but considers it to be qualified to do the work.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 307-74 approving and authorizing the Executive Director to execute Personal Services Contract HE-29 with Testing Engineers, Inc. for materials testing services in connection with the Hunters Point Approved Redevelopment Project.

This is another of the engineering services contracts and is for materials testing services with Testing Engineers, Inc. for the Hunters Point Phase II work at an amount not to exceed \$46,000. The firm is providing satisfactory services under a separate contract in the Golden Gateway project area and approval is recommended.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 310-74 granting an extension of time for exclusive negotiating rights for moderate-priced private housing on Site 4 in the Hunters Point Approved Redevelopment Project Area.

This represents a request for extension for three months until March 15, 1975 of exclusive negotiating rights with the Bayview-Hunters Point Credit Union, sponsors for development of 146 units of moderate-priced private housing under Section 236 in the Hunters Point project area. This additional time is needed to allow for completion of the Department of Housing and Urban Development (HUD) processing of the application for a firm commitment which was filed on October 31, 1974.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 311-74 authorizing the Executive Director to execute a purchase order with Architectural Models, Inc. for the repair and revision of the scale model of the Hunters Point and India Basin Industrial Park Approved Redevelopment Project Areas.

This represents a purchase order not to exceed \$3,600 to Architectural Models, Inc. for revision and updating of the existing Hunters Point and India Basin scale model to reflect Master Plan changes and replacement of its cover.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (g) Resolution No. 312-74 approving the claim of Ridge View Methodist Church for loss of property.



NEW BUSINESS (continued)

This represents a request for settlement of a \$500 claim by the Ridge View Methodist Church, a former Agency tenant which had vacated property at 180 Hilltop Road in Hunters Point. The Church at that time had been granted permission to store two Atlas gas floor furnaces in the premises, however, the Agency's engineering staff was not notified of this authorization and the demolition contractor was allowed to remove and salvage the furnaces. Because of this inadvertance the Church lost a pending sale on the equipment but is willing to settle for \$500. In reply to Mr. Solvin's question, Mr. Morris Phillips, Area Director for Hunters Point and India Basin, indicated that the furnaces were mounted but easily detachable and were clearly part of the Church property. Agency General Counsel Henry F. Davis indicated he was advised the heaters were the property of the Church.

ADOPTION: It was moved by Mr. Solvin, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (h) Resolution No. 313-74 authorizing execution of an agreement for personal services with Fong, Jung and Nakaba Associates, Inc., a landscape architectural firm, to render professional landscape architectural design and Master Plan studies for the India Basin Industrial Park Redevelopment Project.

This represents a contract for landscape architectural services for India Basin with the firm of Fong, Jung and Nakaba Associates, Inc. not to exceed \$18,000 for an overall design landscape plan, preparation of landscape design criteria, general cataloging of planting materials, development of guideline specifications for irrigation, design guidelines for signs, and other pertinent services necessary to the project.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (i) Resolution No. 308-74 approving and authorizing the Executive Director to execute Personal Services Contract IE-9 with Wilsey & Ham for civil engineering services in connection with the India Basin Industrial Park Redevelopment Project.

This is another of the engineering contracts with Wilsey & Ham to be performed on a time and materials basis not to exceed \$156,700 over a period of four years in the India Basin Industrial Park Redevelopment Project. The firm has not contracted with the Agency previously, however, staff considers the firm well qualified for this work and recommends approval by the Members.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (j) Resolution No. 309-74 approving and authorizing the Executive Director to execute Personal Services Contract IE-11 with Yarnell & Ron for civil engineering services in connection with the India Basin Industrial Park Redevelopment Project.

This item is the fourth engineering contract and is with Yarnell & Ron for civil engineering services not to exceed \$155,000 in the India Basin Industrial Park involving specific grading, surveying, and preparation of contract documents for improvements in the project. The firm is well qualified but has not previously contracted with the Agency except as a subcontractor to other consultants.



NEW BUSINESS (continued.)

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (k) Resolution No. 298-74 approving Change Order No. 2 to the agreement for professional architectural services for the Nihonmachi Pedestrian Mall, Western Addition Approved Redevelopment Project Area A-2.

This item concerns an amendment to the contract for architectural services with Van Bourg, Nakamura, Katsura, Karney, Inc. and the Okamoto Associates, a joint venture, in the amount of \$7,000 to provide for design of sculptures and a removable mall surface for the Nihonmachi Pedestrian Mall in Western Addition A-2.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (l) Resolution No. 314-74 authorizing the purchase of ten vehicles for use at the Central, Hunters Point, and Western Addition Site Offices.

This item represents a request to purchase ten new Agency replacement vehicles including one two-ton dump truck, four one-half ton pickup trucks, one one-half ton van, and four six passenger station wagons for a total cost of \$54,520.99 plus applicable taxes. Five of the first six vehicles would replace rental vehicles at Hunters Point, and three remaining vehicles will go to Western Addition A-2 and Hunters Point, with the last to Central Office. Ellis Brooks Chevrolet and S & C Ford were the only two bidders. In response to Mr. Silva's question, Mr. Hamilton indicated that the Agency would sell the vehicles being replaced separately, and that there was no remaining balance due on the vehicle rental lease because it was on a month-to-month basis.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (m) Resolution No. 305-74 amending Redevelopment Agency Resolutions Nos. 73-73 and 210-73 to change time limits and adopt State guidelines for environmental impact reports.

This concerns a change of the Agency's guidelines for preparation of Environmental Impact Reports and provides that time for reviews be increased from thirty days maximum to a thirty days minimum and a ninety days maximum. The second change is the incorporation by reference of the State Guidelines in the Agency's guidelines.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (n) Resolution No. 315-74 authorizing the Executive Director to execute agreement amending lease for office space with the Bay Area Air Pollution Control District.

This is an extension of the existing sublease which expires December 31, 1974 with the Bay Area Air Pollution Control District for 2,020 square feet of office space on the second floor of 939 Ellis Street. The District has requested an extension for six months on a month-to-month basis at the same rental cost of 45.4 cents per square foot that the Agency pays for its lease. Staff



NEW BUSINESS (continued)

does not anticipate a need for the space and therefore recommends authorization to sublease.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

MATTERS NOT APPEARING ON AGENDA

- (a) Consideration of inclusion of Phase III in the negotiation of a contract with Genge Inc. for Hunters Point Phase II.

With reference to the authorization of the members on October 22, 1974 for staff to negotiate for engineering services for Phase II at Hunters Point with Genge Inc., it has since been determined that consideration should be given to include Phase III in the contract. It is recommended that approval be granted to proceed with negotiations with Genge Inc. for engineering and architectural services on that expanded basis. In reply to Mr. Silva's question, Mr. Hamilton indicated that the matter would come before the Members for approval again after negotiations were completed.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that negotiations for services with Genge Inc. include both Phase II and Phase III, Hunters Point Approved Redevelopment Project.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 4:05 p.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary



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DOCUMENTS

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MINUTES OF A SPECIAL MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND  
COUNTY OF SAN FRANCISCO HELD ON THE  
31ST DAY OF DECEMBER 1974

The Members of the Redevelopment Agency of the City and County of San Francisco met in a special meeting at 939 Ellis Street in the City of San Francisco, California at 10:00 o'clock a.m. on the 31st day of December 1974, the place, hour, and date duly established for the holding of such meeting.

The Chairman called the meeting to order and on roll call the following answered present:

Walter F. Kaplan, Chairman  
Joe Mosley  
James A. Silva

and the following were absent:

Francis J. Solvin, Vice Chairman  
Stanley E. Jensen

The Chairman declared a quorum present.

Arthur F. Evans, Executive Director, and staff members were also present.

Also present were Harold Stein, Crane Pest Control Company; Henry Olsen, Terminix of Northern California, Incorporated; Dominic Crociani, Department of Public Health; and Esther Marks, League of Women Voters of San Francisco.

Representing the press were Larry Liebert, San Francisco Chronicle; Don Canter, San Francisco Examiner; and Dan Borsuk, San Francisco Progress.

APPROVAL OF MINUTES

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the minutes of the Regular Meeting of December 10, 1974, as corrected, and the minutes of the Regular Meeting of December 17, 1974, as distributed by mail to the Members, be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Arthur F. Evans reported to the Members on the following matters:

- (a) The Bay Conservation and Development Commission Waterfront Advisory Committee (BCDC) has endorsed a proposal for certain redevelopment actions on the northern waterfront. Mr. Evans indicated that the Members had been sent copies of the news articles relating to the proposal. However, Mr. William Evers, Chairman of the Project Area Committee, will delay proceeding with the proposal until the Special Area Plan is approved. This Plan will go to the full BCDC, then to the Port Authority and Planning Commission for review and approval. Mr. Evans indicated that this separation is intended to avoid confusing the Plan and the development proposal when they are being reviewed by these bodies. This delay will result in a two-to-three months' time lag before the Committee formally approaches this Agency and other various City agencies to carry out the proposal contained in the draft material sent to the Members. Mr. Evans



REPORT OF THE EXECUTIVE DIRECTOR (continued)

indicated that the proposal appears to have good basic support from various interested quarters involved, as well as both newspapers. The Members will be kept advised.

NEW BUSINESS

- (a) Resolution No. 321-74 approving and authorizing the Executive Director to execute a personal services contract with G. C. C. (Genge Community Consultants) for master planning, engineering, surveying, architecture and development services in connection with the Hunters Point Approved Redevelopment Project.

This is a contract with Genge Community Consultants for the master planning, engineering, surveying, architectural, and developmental services for the remainder of the Hunters Point Project Phases II and III at a cost not to exceed \$2,286,000 on a time and materials basis.

ADOPTION: It was moved by Mr. Mosley, seconded by Mr. Silva, and unanimously carried that this resolution be adopted.

- (b) Resolution No. 320-74 awarding Site Improvement Contract No. 16, Western Addition Approved Redevelopment Project Area A-2, Calif. R-54, to Kenj Construction on the basis of the low bid received and authorizing the Executive Director to execute same.

This is in connection with the award of Site Improvement Contract No. 16 to Kenj Construction for reconstruction of street intersections adjacent to Moderate-Priced Private Housing Sites II and 16 in Western Addition Area A-2 at a cost of \$12,761.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (c) Resolution No. 319-74 authorizing write-off of certain delinquent rents due and credit balances owed, Yerba Buena Center, Western Addition A-2, Hunters Point and India Basin.

This concerns delinquent rent write-offs for four projects because (1) the probable cost of future collection effort was not warranted, (2) there was hardship where an individual did not have the capacity to pay, and (3) there was no reasonable prospect of collecting, in which case the accounts are turned over to a collection agency for servicing. The write-off for India Basin is \$20,602, Yerba Buena Center \$162,092, Western Addition A-2 \$96,167, and Hunters Point \$241,160 for a total of \$520,019. There is also a write-off credit balance of \$438 due to unsuccessful efforts to locate former tenants and those who have refused their refunds. The Agency's record of rental collection remains over 90 percent. In response to Mr. Silva's Inquiry, Mr. Evans indicated that the Hunters Point write-offs were in Agency owned housing mostly in the wartime units.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (d) Resolution No. 316-74 approving agreement for fencing services with Anchor Post Products, Inc., all projects.



NEW BUSINESS (continued)

This represents award of a contract for fencing services to the low net bidder of four, Anchor Post Products, Inc., for one year at a cost not to exceed \$60,000. Services will include 10,000 lineal feet of chain link fencing, fifteen 20-foot double gates, thirty 12-foot double gates, and thirty 4-foot walk gates. In reply to Mr. Silva's question, Mr. Arnold Baker, Director of Central Relocation Services, indicated that Anchor Post Products, Inc. was a San Francisco-based firm and Build Rite Fence Company was an Oakland-based firm.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (e) Resolution No. 317-74 approving ordering pest control services from Department of Public Health, all projects.

This represents a work order with the Department of Public Health to provide two rodent control men for one year to service buildings on demolition contracts with a toxic rodent-killing formula which by State law can only be used by public health departments. The total work order cost is \$37,000 with \$32,000 for salaries and related costs and \$5,000 for materials.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

- (f) Resolution No. 318-74 approving agreement for pest control services with Crane Pest Control Company, all projects.

This is in connection with a recommendation that a pest control services contract be awarded to the second low bidder, Crane Pest Control Company, for one year for an amount not to exceed \$70,000 for all projects. This recommendation is based upon the excellent rating given Crane Pest Control Company by the Department of Public Health and also upon its affirmative action program and past performance with the Agency in the Western Addition A-2 area. The low bidder was Terminex of Northern California, Incorporated, which bid \$122 per day per man, or \$8 lower than Crane's bid.

Mr. Silva indicated that the contract was put out to bid at his suggestion and he wished to know the specific reasons for rejecting the low bid particularly since he had ascertained that Terminex was presently performing work for the City and County of San Francisco. Mr. Arnold Baker indicated that the recommendation for Crane was based upon the company's excellent past performance record and its affirmative action program. He indicated that Terminex has 23 percent minority employment representing six or seven employees in the Bay Area while Crane has 45 percent representing nine out of twelve employees. In reply to Mr. Silva's question, Mr. Baker indicated that this superior affirmative action program did not obligate the Agency to award the contract to Crane and he noted that the determining factor was that the Department of Public Health had found Terminex's unsatisfactory.

Mr. Dominic Crociani of the Department of Public Health came forward and indicated that the level of Crane's work was consistently higher than that of Terminex with whom the Department had experienced problems. In reply to Mr. Silva's request for specific problems, Mr. Crociani indicated that



NEW BUSINESS (continued)

Terminex's work had to be closely supervised and that the City had to bring in other contractors to perform the work in accordance with the requirements specified in their contract. Mr. Silva indicated that part of the criteria for selection of a pest control firm was consideration of the firm's work for the Agency and he noted that most of these services had been done by Crane. Mr. Baker indicated that numerous firms had worked for the Agency, however, Terminex had not. Chairman Kaplan indicated that statements would be heard from both Crane and Terminex representatives who were present.

Mr. Henry Olsen of Terminex of Northern California, Incorporated came forward and indicated that last year their bid was not considered because it was received ten minutes past the bid time. This year, Terminex had been informed that no bids would be taken until union negotiations had been completed. Such postponement of bid taking is highly unusual and to Crane's benefit since Crane had the contract and continued to render services until a new contract was let. He indicated that the Terminex bid was \$8 lower than Crane's, however, Mr. William McClure, Deputy Director of Residents and Business Services, advised him by telephone on December 20, 1974 that their bid would not be recommended. He also indicated that in addition to being the lower bidder his firm's affirmative action program was better because its officers consist of one-third minority employees in the total company and not just in the local office. He noted the various City Departments that had employed the services of Terminex, including ten years service for the school district, which continued to contract with his firm. He stated that Mr. McClure advised him that he knew of no problem with their City work but declined to explain the basis for selection of Crane over Terminex. Mr. Olsen elaborated on his firm's competence. In reply to Chairman Kaplan's question, Mr. Olsen indicated that Terminex of Northern California, Incorporated was part of the national organization.

Mr. Baker indicated his concern that the work be performed properly. Mr. Silva asked if the contract could be cancelled within thirty days if the work was unsatisfactory and Agency General Counsel Henry F. Davis replied that although he had not seen the form of the contract it could be made cancellable within thirty days by either party. Mr. Olsen indicated that this was agreeable to him. Mr. Silva inquired if the staff would make all information pertaining to the pest control work available to Terminex and Mr. Baker answered affirmatively.

Mr. Harold Stein of Crane Pest Control Company came forward and indicated that his firm had provided service for the Agency for the past seven years and had done comprehensive pest control work in Western Addition A-2. He noted that in Yerba Buena Center and Hunters Point pest control services had been provided by a number of companies with differing results. He indicated that his firm was approached two and one-half years ago by the staff to provide services in these projects on a job-by-job basis. Mr. Stein indicated that it was his suggestion that the Agency could save money by combining the pest control services for all projects under one contract and this was indicative that everything his firm had done was in the best interest of the Agency. He noted that the criteria for selecting such services should include price as only one of a number of factors and primary consideration needed to be given to the quality of service. In response to points raised by Mr. Olsen he indicated that he had never engaged in an affirmative action program in order to gain a contract. He noted that he wished to clarify the record as to Terminex's work for the City. Their contract was at the airport which was outside the Department of Public Health's selection jurisdiction



NEW BUSINESS (continued)

and that the school district had taken bids and passed over Terminex to select the third lowest bidder. He reiterated the importance of having quality services in this area and expressed his appreciation for the work his firm has had from the Agency.

Mr. Silva again noted his belief that it was a good idea to combine the projects but indicated that when the staff had recommended that Crane do all the projects the Members had directed that the work be put out to bid. In the absence of specific reasons for not selecting the low bidder, he would move to award the contract to Terminex.

MOTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that award of the contract for pest control services go to Terminex of Northern California, Incorporated, with a thirty-day cancellation clause.

- (g) Resolution No. 322-74 rejecting claim of Bernard Green.

This is in connection with a claim of Bernard Green, a former tenant in the Yerba Buena Center Project, who alleges he sustained losses to his business capital, assets, goodwill, and also had incurred legal costs in the amount of \$200,000 when he was relocated on June 28, 1972 from the project area.

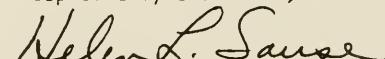
Mr. Green has received payments for relocation benefits totaling \$42,528.50 and a review of the Agency's record reveals these are all the benefits to which he is entitled.

ADOPTION: It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that this resolution be adopted.

ADJOURNMENT

It was moved by Mr. Silva, seconded by Mr. Mosley, and unanimously carried that the meeting be adjourned. The meeting adjourned at 10:45 a.m.

Respectfully submitted,



Helen L. Sause  
Assistant Agency Secretary

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